

TOWN OF LOXAHATCHEE GROVES

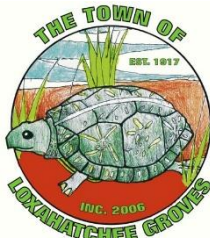
TOWN HALL COUNCIL CHAMBERS

155 F. ROAD, LOXAHATCHEE GROVES, FL 33470

UNITED LAND DEVELOPMENT CODE REVIEW COMMITTEE

AGENDA

NOVEMBER 14, 2024 – 6:00 PM



Jo Siciliano (Seat 1)- Chair

Paul Coleman (Seat 3) – Vice Chair

Robert Sullivan (Seat 4)

Robert Austin (Seat 2)

Karen Plante (Seat 5)

Administration

Town Manager Francine L. Ramaglia

Town Clerk Valerie E. Oakes

Committee Staff Liaison: Jeff Kurtz, Project Coordinator

Civility: Being "civil" is not a restraint on the First Amendment right to speak out, but it is more than just being polite. Civility is stating your opinions and beliefs, without degrading someone else in the process. Civility requires a person to respect other people's opinions and beliefs even if he or she strongly disagrees. It is finding a common ground for dialogue with others. It is being patient, graceful, and having a strong character. That is why we say "Character Counts" in Town of Loxahatchee. Civility is practiced at all Town meetings.

Special Needs: In accordance with the provisions of the American with Disabilities Act (ADA), persons in need of a special accommodation to participate in this proceeding shall within three business days prior to any proceeding, contact the Town Clerk's Office, 155 F Road, Loxahatchee Groves, Florida, (561) 793-2418.

Quasi-Judicial Hearings: Some of the matters on the agenda may be "quasi-judicial" in nature. Town Council Members are required to disclose all ex-parte communications regarding these items and are subject to voir dire (a preliminary examination of a witness or a juror by a judge or council) by any affected party regarding those communications. All witnesses testifying will be "sworn" prior to their testimony. However, the public is permitted to comment, without being sworn. Unsworn comment will be given its appropriate weight by the Town Council.

Appeal of Decision: If a person decides to appeal any decision made by the Town Council with respect to any matter considered at this meeting, he or she will need a record of the proceeding, and for that purpose, may need to ensure that a verbatim record of the proceeding is made, which record includes any testimony and evidence upon which the appeal will be based.

Consent Calendar: Those matters included under the Consent Calendar are typically self-explanatory, non controversial, and are not expected to require review or discussion. All items will be enacted by a single motion. If discussion on an item is desired, any Town Council Member, without a motion, may "pull" or remove the item to be considered separately. If any item is quasi-judicial, it may be removed from the Consent Calendar to be heard separately, by a Town Council Member, or by any member of the public desiring it to be heard, without a motion.

OPENING

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

APPROVAL OF THE AGENDA

APPROVAL OF THE MINUTES

- [1.](#) 06/17/19 Unified Land Development Code Review Committee Minutes
- [2.](#) 09/26/19 Unified Land Development Code Review Committee Minutes
- [3.](#) 10/29/19 Unified Land Development Code Review Committee Minutes
- [4.](#) 11/21/19 Unified Land Development Code Review Committee Minutes
- [5.](#) 12/19/19 Unified Land Development Code Review Committee Minutes
- [6.](#) 11/18/20 Unified Land Development Code Review Committee Minutes
- [7.](#) 01/13/21 Unified Land Development Code Review Committee Minutes
- [8.](#) 08/12/24 Unified Land Development Code Review Committee Minutes
- [9.](#) 09/16/24 Unified Land Development Code Review Committee Minutes

PUBLIC COMMENTS

A limited public audience can be accommodated in our Town Council chambers with mandatory facemasks and socially spaced seating. Public Comments for all meetings may be received by email, or in writing to the Town Clerk's Office until 12:00 p.m. (noon) day of the meeting. Comments received will be "received and filed" to be acknowledged as part of the official public record for the meeting. The meeting will be live-streamed and close-captioned for the general public via our website, instructions are posted there.

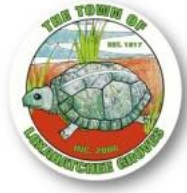
REGULAR AGENDA

10. Discussion and Review of Rural Vista Guidelines

COMMITTEE MEMBER COMMENTS

CONFIRM NEXT MEETING DATE

ADJOURNMENT



**TOWN OF LOXAHATCHEE GROVES
UNIFIED LAND DEVELOPMENT CODE ADVISORY COMMITTEE MEETING
MONDAY, JUNE 17, 2019
*audio available in the Town Clerk's Office***

CALL TO ORDER

Chair Marianne Miles called the meeting to order at 6:30 p.m.

ROLL CALL

Present: Chair Marianne Miles, Committee Members Karen Plante, Jo Siciliano, and Cassie Suchy

Absent: Burgess Hanson and Lisa Trzepacz

Staff: Town Planning Consultant James Fleishmann, Town Attorney Brian Shutt, and Town Clerk Lakisha Q. Burch

APPROVAL OF MINUTES

Chair Miles noted a clarification needed under Item 2, and consensus was to change the language to “no replacement trees shall be located” and take the “not” out. She pointed to a typographical error under Item 3.

Motion was made by Committee Member Karen Plante, seconded by Committee Member Jo Siciliano, to approve the minutes as amended. Motion **passed** unanimously.

REGULAR AGENDA

1. Review of ULDC Section 50-030 Outdoor Lighting

Town Planning Consultant James Fleishmann provided a brief overview of ULDC Section 50-030, including definitions and standards.

Chair Miles suggested athletic field lighting be removed from the prohibited list. Discussion ensued regarding soccer at Palm Beach State College and other properties, options for variances, and concerns regarding unintended consequences.

Doug Shaffer, Hyde Park Road, shared concerns regarding light pollution.

Consensus was to leave athletic field lighting on the prohibited list.

Town Attorney Shutt shared that he and the Mayor had been meeting with Palm Beach County to discuss collaboration on improvements to the park.

Mr. Fleishmann explained overspill as described in subsection D.1. and provided background on associated analysis conducted.

Committee Member Siciliano asked about options for turning lights down. Mr. Fleishmann responded and shared photos. Discussion continued.

Chair Miles highlighted subsection D.5. and stated she wanted to remove the word “extinguish,” in reference to lights from 11 p.m. to dawn, noting she felt having no lighting was a bad idea. Discussion continued regarding security lighting, safety, and the waiver process. Mr. Fleishmann agreed to bring options for alternate language to the Committee for further review.

Doug Shaffer, Hyde Park Road, noted thieves are not deterred by lights or alarms. He agreed that commercial lighting could be reduced rather than extinguished and noted the need for rural agricultural lighting to be responsible and considerate of neighbors.

Discussion continued. Mr. Fleishmann clarified that under State Statute, agriculture is exempt from local Land Development Regulations.

The Committee and staff discussed correction of non-conforming lighting and potential changes to the associated language.

Doug Shaffer, Hyde Park Road, asked about the Code Enforcement moratorium. Town Attorney Shutt responded briefly.

Mr. Fleishmann recommended two (2) changes to section E, including adding “legally installed prior to the adoption of the Town’s Unified Land Development Code in November 2010” prior to “lighting that does not conform” in the first sentence, and the addition of a sentence at the end of the section that states “lighting that is installed legally under the Town’s ULDC is exempt from this requirement.”

Motion was made by Committee Member Cassie Suchy, seconded by Committee Member Karen Plante, to recommend inclusion of the language as discussed in section E. Motion **passed** unanimously.

Motion was made by Committee Member Cassie Suchy, seconded by Committee Member Karen Plante, to recommend the language in subsection F.3 be moved to create a subsection H. Motion **passed** unanimously.

2. Council Direction for UDLC Work Activity

Mr. Fleishmann advised there had been some discussion at the last meeting as to what the Committee would be working on following lighting, and he had brought that question to Council. He stated the Town Council had directed that the Committee review the entire UDLC and identify sections that should be revised or deleted. Discussion continued as to how to best approach the project and creation of a working document.

COMMENTS FROM THE PUBLIC

Doug Shaffer, Hyde Park Road, commented on the addition of commercial businesses to the Town and the Town's tax base.

The Committee and staff discussed the tax base and tax burden, cost of infrastructure, priorities, and the Water Control District.

ADJOURNMENT

The next meeting was tentatively set for Thursday, July 25 at 3 p.m. to review the ULDC from the beginning, starting with the Zoning Districts.

There being no further business the meeting was adjourned at 8:38 p.m.

TOWN OF LOXAHATCHEE GROVES, FLORIDA

ATTEST:

Prepared by: ProtoType, Inc.
Sammie T. Brown, FRA-RP, MEDP
Town Clerk Assistant

Paul Coleman
Chairperson



TOWN OF LOXAHATCHEE GROVES
UNIFIED LAND DEVELOPMENT CODE ADVISORY COMMITTEE MEETING
SEPTEMBER 26, 2019
audio available in the Town Clerk's Office

CALL TO ORDER

Chair Marianne Miles called the meeting to order at 4:15 p.m.

ROLL CALL

Present: Chair Marianne Miles, Committee Members Karen Plante, Jo Siciliano, and Lisa Trzepacz

Absent: Cassie Suchy

Staff: Town Planning Consultant James Fleishmann, Town Manager Jamie Titcomb, and Town Clerk Lakisha Q. Burch

Town Manager Titcomb noted Burgess Hanson was no longer part of the Committee.

REGULAR AGENDA

1. Review of ULDC Article 90 Signs: Commercial Sign Standards

Town Planning Consultant James Fleishmann advised that in response to concerns raised that the Town's Sign Code may be unconstitutional, he and the Town Attorney had reviewed the language and recommended that Opinion Signs be moved to their own section with standards that meet the test of content neutrality and viewpoint neutrality as required by past Supreme Court rulings. Discussion ensued regarding regulation of speech, the sign categories, and restriction of temporary signage for number of signs, size, and location.

Motion was made by Committee Member Jo Siciliano, seconded by Committee Member Karen Plante, to ask counsel to investigate whether it is possible to strike "opinion signs" from each section of the Sign Standards, and recommend that if it is not possible to strike the language, a separate subcategory for "temporary signs" should be created. Motion **passed** unanimously.

Mr. Fleishmann introduced a discussion regarding the Town's Code as it relates to the Commercial Zoning District. He noted that based on current Zoning Code, Southern Boulevard is the only area of Town where Commercial development is allowable.

Committee Member Jo Siciliano pointed out that businesses need large signs to be visible on Southern Boulevard. Mr. Fleishmann advised this has been an issue for developers, and several, including Publix and Tractor Supply, had gone through the variance process.

Committee Member Jo Siciliano noted there are businesses operating commercially outside of Southern Boulevard, so the Committee may want to consider specifying that changes apply to Southern Boulevard only. Discussion continued regarding signs previously approved by variance, monument signs, and wall signage.

Mr. Fleishmann provided an overview of the article and proposed changes. The Committee discussed sign sizes, strip lighting, and prohibited signs.

Chair Miles reiterated her comment from a past meeting that she wanted to see pole signs removed from the list of prohibited signs. Committee Member Plante suggested bench signs could also be removed to allow for sponsorship opportunities. Discussion continued as to aesthetics, regulations on signage, unintended consequences of changes, and sign content.

Committee Member Trzepacz pointed out that snipe signs were not permitted. Town Manager Titcomb confirmed this had been controversial. Discussion continued as to definition of snipe signs and intent of the Code, as well as enforcement. Town Manager Titcomb and Mr. Fleishmann provided additional background as appropriate.

Town Manager Titcomb asked for clarification on the format. Mr. Fleishmann explained.

Mr. Fleishmann continued to review the article and proposed changes. The Committee discussed separating Southern Boulevard into its own category, history of the Commercial zoning on Okeechobee Road, provisions for anchor tenants, square footage allowances, window signage, sign structure, and signs previously approved by variance.

Mr. Fleishmann explained the connection between the maximum sign size and building width. Chair Miles suggested changing the maximum size of 60 square feet to 72 square feet would reduce the frequency of variances. Mr. Fleishmann noted there had not been precedent when the Code was written and now there were variances which had been approved by Council to use as a guide.

A resident named Simon (no last name given) asked whether the distance from the building to the road was considered in the calculation of sign size.

Discussion continued and consensus was to change the maximum sign size and add a definition of an anchor tenant.

Mr. Fleishmann continued to review the article and proposed changes. The Committee discussed the separation of opinion signs into its own category, traffic control signs standards, time limits for temporary signage, and banners.

Consensus was to change “balloon” to “tethered inflatable” under promotional signs, to add definitions, to combine the temporary and promotional sign categories, to change the six (6) month limit permits on temporary signage to 30 days with an option for extension, and to remove “awning signs” from the allowable sign types.

COMMENTS FROM THE PUBLIC

None.

ADJOURNMENT

Consensus was to set the next meeting for October 24 at 4 p.m.

There being no further business the meeting was adjourned at 6:08 p.m.

TOWN OF LOXAHATCHEE GROVES, FLORIDA

ATTEST:

Prepared by: ProtoType, Inc.
Sammie T. Brown, FRA-RP, MEDP
Town Clerk Assistant

Paul Coleman
Chairperson



TOWN OF LOXAHATCHEE GROVES
UNIFIED LAND DEVELOPMENT CODE ADVISORY COMMITTEE MEETING
OCTOBER 29, 2019
audio available in the Town Clerk's Office

CALL TO ORDER

Chair Marianne Miles called the meeting to order at 4:08 p.m.

ROLL CALL

Present: Chair Marianne Miles, Committee Members Karen Plante, Cassie Suchy, and Lisa Trzepacz

Absent: Jo Siciliano

Staff: Town Planning Consultant James Fleishmann, Town Manager Jamie Titcomb, and Town Clerk Lakisha Q. Burch

REGULAR AGENDA

1. Review of ULDC Article 90 Signs: Commercial Sign Standards

Chair Miles proposed a simplification of the review of the ULDC rather than going line by line to make the process more productive, and asserted the Code also needs to be simplified so a layperson can understand them.

Town Planning Consultant James Fleishmann stated there had been discussion at the September meeting regarding the design of signs, and the first question was whether the Committee thought there should be standardized design criteria for Southern Boulevard. He advised that the staff recommendation for monument sign criteria was to use the sign perimeter, require two (2) 24-inch pillars on either side of the sign, and have a maximum height and maximum width, with the design up to the commercial tenants. Discussion ensued regarding the recommendation, the uniformity of setting design criteria, and allowing for character.

Motion was made by Committee Member Cassie Suchy, seconded by Committee Member Karen Plante, to follow the staff recommendation with the addition of “which shall meet the Rural Vista guidelines.” Motion **passed** 3-1. Lisa Trzepacz was opposed.

Mr. Fleishmann continued with an overview of the article and proposed changes. The Committee discussed building identification signs, building wall signs, and outparcel signage.

Chair Miles expressed concerns with Publix signage not including pharmacy, and asserted the Committee should consider a change to allow for businesses with secondary departments. Discussion continued.

Motion was made by Committee Member Karen Plante, seconded by Committee Member Cassie Suchy, to change the maximum wall sign face area from 60 to 72 square feet as recommended. Motion **passed** unanimously.

Mr. Fleishmann reviewed recommended changes to section four (4), canopy signs.

Motion was made by Committee Member Cassie Suchy, seconded by Committee Member Lisa Trzepacz, to accept the staff recommendation for canopy signs. Motion **passed** unanimously.

Mr. Fleishmann discussed recommended changes to the maximum perimeter, height, and width of a menu sign, based on precedent.

Motion was made by Committee Member Cassie Suchy, seconded by Committee Member Lisa Trzepacz, to accept the staff recommendation for section five (5), menu boards as written and to allow staff to bring back wording for the pedestal. Motion **passed** 3-1. Lisa Trzepacz was opposed.

COMMENTS FROM THE PUBLIC

None.

COMMITTEE MEMBER COMMENTS

Mr. Fleishmann distributed a handout made by Council Member Laura Danowski in response to a resident who had brought forward concerns regarding directional signage to her property. He advised the handout included a temporary standard until standards could be put in place.

ADJOURNMENT

The next meeting was set for Thursday, November 21 at 4 p.m.

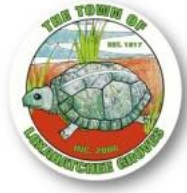
There being no further business the meeting was adjourned at 6:10 p.m.

TOWN OF LOXAHATCHEE GROVES, FLORIDA

ATTEST:

Prepared by: ProtoType, Inc.
Sammie T. Brown, FRA-RP, MEDP
Town Clerk Assistant

Paul Coleman
Chairperson



TOWN OF LOXAHATCHEE GROVES
UNIFIED LAND DEVELOPMENT CODE ADVISORY COMMITTEE MEETING
NOVEMBER 21, 2019
audio available in the Town Clerk's Office

CALL TO ORDER

Chair Marianne Miles called the meeting to order at 4:00 p.m.

ROLL CALL

Present: Chair Marianne Miles, Committee Members Karen Plante and Lisa Trzepacz

Absent: Jo Siciliano and Cassie Suchy

Staff: Town Planning Consultant James Fleishmann, Town Attorney Brian Shutt, and Town Clerk Lakisha Q. Burch

APPROVAL OF MINUTES

None.

REGULAR AGENDA

1. Review of ULDC Article 90 Signs: Commercial Sign Standards

Town Planning Consultant James Fleishmann advised that the Committee had left off its review at the last meeting on page five (5) of the article, at Directional and Traffic Control Signs. He noted this meeting would be the completion of the Commercial Zoning review, and the Committee would begin Agricultural Zoning at the next meeting.

Committee Member Lisa Trzepacz highlighted recent legislation which would impact the Town's ability to regulate agricultural zoning. Mr. Fleishmann advised that he would research the legislation prior to the next meeting.

Chair Miles expressed concern with the impact that regulating pole signs would have on residential and agricultural neighborhoods. Discussion continued.

The Town Attorney stepped out to take a phone call at 12 min, 42 seconds and the recording ended.

COMMENTS FROM THE PUBLIC

None.

ADJOURNMENT

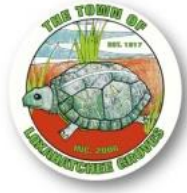
There being no further business the meeting was adjourned at X:XX p.m.

TOWN OF LOXAHATCHEE GROVES, FLORIDA

ATTEST:

Prepared by: ProtoType, Inc.
Sammie T. Brown, FRA-RP, MEDP
Town Clerk Assistant

Paul Coleman
Chairperson



**TOWN OF LOXAHATCHEE GROVES
UNIFIED LAND DEVELOPMENT CODE ADVISORY COMMITTEE MEETING
DECEMBER 19, 2019**
audio available in the Town Clerk's Office

CALL TO ORDER

Chair Marianne Miles called the meeting to order at 4:00 p.m.

ROLL CALL

Present: Chair Marianne Miles, Committee Members Karen Plante, Jo Siciliano and Cassie Suchy

Absent: Lisa Trzepacz

Staff: Town Planning Consultant James Fleishmann, Town Manager Jamie Titcomb, and Town Clerk Lakisha Q. Burch

COMMENTS FROM THE PUBLIC

Virginia Standish, 15410 North Road, shared concerns that the Sign Code seemed to favor commercial and not consider the aesthetics of the Town. She commented on specific items, including inflatable signage, illuminated signs, menu board sizes, banners, and real estate signs.

REGULAR AGENDA

1. Review of ULDC Article 90 Signs: Commercial Sign Standards

Mr. Fleishmann stated the first section of the document provided included the Committee's changes to the Commercial Sign Standards in the ULDC as approved at the November 21 meeting.

Discussion continued regarding permanent and temporary signs, pole signs, organization of the sections, and agricultural exemptions. Town Manager Jamie Titcomb provided additional clarification on the agricultural exemptions under State Statute.

Committee Member Jo Siciliano suggested addition of Ms. Standish's request regarding real estate signs. Consensus was to add language to specify that real estate signs must correlate to a valid listing on the property and be removed following the sale.

Committee Member Karen Plante asked to revisit the inclusion of inflatable signage and banners. Discussion ensued regarding grand opening signage and banner sizes.

Motion was made by Committee Member Karen Plante, seconded by Committee Member Cassie Suchy, to change the maximum banner dimensions to 90 square feet or six (6) feet by 15 feet. Motion **failed**. Chair Marianne Miles and Committee Member Jo Siciliano were opposed.

Motion was made by Committee Member Jo Siciliano, seconded by Committee Member Marianne Miles, to the maximum banner dimensions to 144 square feet, and/or a height of six (6) feet and length of 24 feet. Motion **failed**. Committee Members Cassie Suchy and Karen Plante were opposed.

Motion was made by Committee Member Karen Plante, seconded by Committee Member Jo Siciliano, to forward both recommendations to the City Council. Motion **passed** unanimously.

Discussion continued regarding promotional tethered inflatables, including the definition, dimensions, carnivals and events, and other uses.

Motion was made by Committee Member Karen Plante, seconded by Committee Member Jo Siciliano to either remove the tethered inflatable signs from the standards or to restrict the signs to a maximum height of 15 feet in height and 10 feet in width. Motion **passed** unanimously.

2. Review of ULDC Article 90 Signs: Agricultural Residential (AR) District Sign Standards

Mr. Fleishmann provided a brief overview of the Agricultural Residential (AR) District Sign Standards and proposed changes. The Committee discussed building identification signs, whether addressing requirements should be mandatory, temporary signs, and definitions.

Mr. Fleishmann agreed to speak with the Fire Department, Police Department, and Postal Service to determine the legal requirements and report back.

Discussion continued regarding opinion signs, organization of the Code, State Statute related to bona fide agricultural use, and agri-tourism signage. Consensus was to create new sections for bona fide agricultural and agri-tourism uses.

Mr. Fleishmann distributed images of sample directional signage for businesses and advised the Council would like a recommendation from the Committee. Discussion ensued as to the signs and the objectives for the appearance of the Town. Consensus was to continue the discussion at the January meeting.

Mr. Fleishmann reported that there had been a discussion at the Council meeting earlier in the week regarding scheduling a joint workshop with the Committee to identify the order for reviewing sections of the ULDC.

COMMENTS FROM THE PUBLIC

None.

ADJOURNMENT

The next meeting was set for Thursday, January 30, 2020, at 4 p.m.

There being no further business the meeting was adjourned at 5:59 p.m.

TOWN OF LOXAHATCHEE GROVES, FLORIDA

ATTEST:

Prepared by: ProtoType, Inc.
Sammie T. Brown, FRA-RP, MEDP
Town Clerk Assistant

Paul Coleman
Chairperson



TOWN OF LOXAHATCHEE GROVES
UNIFIED LAND DEVELOPMENT CODE ADVISORY COMMITTEE MEETING
NOVEMBER 18, 2020
audio available in the Town Clerk's Office

CALL TO ORDER

Acting Chair Cassie Suchy called the meeting to order at 4:13 p.m.

ROLL CALL

Present: Committee Members Todd McLendon, Jo Siciliano, Cassie Suchy, Alternate Members Simon Fernandez and Tom Golzene

Absent: Chair Laura Cacioppo and Lisa Trzepacz

Staff: Town Planning Consultant James Fleishmann, Town Manager Jamie Titcomb, and Town Clerk Lakisha Q. Burch

APPROVAL OF AGENDA

Town Manager Titcomb advised that the Alternate Members were serving as Board Members for this meeting.

Motion was made by Committee Member Todd McLendon, seconded by Committee Member Tom Golzene to approve the agenda as printed. Motion **passed** unanimously.

COMMENTS FROM THE PUBLIC

None.

REGULAR AGENDA

1. Review of Ordinance 2020-07: Recreational Vehicles

The Town Council directed the ULDC to review and comment on Ordinance 2020-07 in time to present a recommendation to the Town Council at its January 5, 2021 meeting. The ULDC therefore needs to make a recommendation regarding the ordinance no later than its December meeting.

Town Planning Consultant James Fleishmann introduced a discussion of Ordinance 2020-07, related to Recreational Vehicles (RVs). He advised that a first reading was scheduled before the Council on January 5, 2021. He explained the changes were primarily related to regulating temporary RVs. Discussion ensued regarding the definitions of RVs and mobile homes, the intent

of the ordinance, permits to use RVs during construction, and seasonal use for equestrian properties.

Committee Member Golzene asserted the unintended consequence of this ordinance would be to legalize for 180 days the substandard housing which has existed in the community for years, while a property with a barn and no house would not be authorized to have RV on the site.

Acting Chair Suchy expressed concern that homeowners storing their own RVs and not living in them be protected under the ordinance. Discussion continued. Mr. Fleishmann reviewed the section of the ULDR which references property owners.

Committee Member McLendon asserted that he did not support a requirement that an agricultural delineation be a prerequisite and explained the reasons for having the property owner on site. The Board and staff discussed equestrian properties, Code violations, risk of proliferation of RVs, and minimum lot size.

Consensus was to recommend the number of RVs be changed to zero for parcels less than one (1) acre, one (1) RV for more than one (1) and less than two (2) acres, a maximum of two (2) RVs on two (2) acres to less than 10 acres, and a maximum of four (4) RVs on plots of 10 acres or more.

Discussion continued as to whether the terminology should be parcels or plots, and staff was directed to research the matter. Discussion continued as to whether the requirement for a structure on the property should be a barn or a dwelling unit.

Acting Chair Suchy suggested an amendment to state, “provided there is a residential building on the property for living and sleeping purposes, and/or the property has an equestrian designation.” The Committee discussed potential recommendations.

Consensus (3-2) was reached to require the property owner live on site. Committee Members Golzene and Fernandez were opposed.

Consensus was reached that property owners with outstanding Code Enforcement violations should not be eligible to have RVs on their parcel.

Discussion continued as to whether the property owner should be required to live on site and how trash collection would be managed.

Acting Chair Suchy opened a public hearing on the item.

Virginia Standish, 15410 North Road, stated the pilot program is dead, and is irrelevant. She noted there are existing RV sites in Town which were permitted by Palm Beach County and should be protected under the ordinance. She suggested a designated caretaker should be sufficient in place of the homeowner residing on property, expressed concern for enforcement, and cautioned against discrimination.

Acting Chair Suchy closed the public hearing. Mr. Fleishmann responded briefly.

Mr. Fleishmann recommended the addition of “temporary” before “recreational vehicles” in the title, and stated 8, 9, 10, and 11 should be moved from the ordinance to a separate ordinance regarding owned RVs and park trailers. Discussion continued.

Motion was made by Committee Member Fernandez, seconded by Committee Member Golzene to add language to section A of Ordinance 2020-07 which states “or an agricultural structure of at least 1,000 square feet” following “for living and sleeping purposes” and to clarify that the RV must be temporary. Motion **passed** 4-1. Board Member McLendon was opposed.

Town Clerk Burch asked for clarification on whether the motion superseded the previous consensus. The Committee agreed to make individual motions.

Motion was made by Committee Member McLendon, seconded by Committee Member Golzene that property owners with outstanding Code Enforcement violations should not be eligible to have RVs on their parcel. Motion **passed** unanimously.

Motion was made by Committee Member McLendon, seconded by Committee Member Siciliano to recommend the number of RVs be changed to zero for parcels less than one (1) acre, one (1) RV for more than one (1) and less than two (2) acres, a maximum of two (2) RVs on two (2) acres to less than 10 acres, and a maximum of four (4) RVs on plots of 10 acres or more. Motion passed unanimously.

Discussion ensued briefly regarding the need for inspection of tanks or clarification that tanks be in good working order and not leaking. The Board decided to pick up the topic at the next meeting.

2. ULDC Review: Zoning Districts, Administration, and Definitions (time permitting)

Item not addressed.

COMMITTEE MEMBER COMMENTS

None.

ADJOURNMENT

The next meeting is a joint meeting with the Planning and Zoning Board scheduled for December 17, 2020, at 5:30 p.m.

There being no further business the meeting was adjourned at 6:02 p.m.

TOWN OF LOXAHATCHEE GROVES, FLORIDA

ATTEST:

Prepared by: ProtoType, Inc.
Sammie T. Brown, FRA-RP, MEDP
Town Clerk Assistant

Paul Coleman
Chairperson



TOWN OF LOXAHATCHEE GROVES
UNIFIED LAND DEVELOPMENT CODE ADVISORY COMMITTEE MEETING
WEDNESDAY, JANUARY 13, 2021
audio available in the Town Clerk's Office

CALL TO ORDER

Chair Cacioppo called the meeting to order at 5:43 p.m.

ROLL CALL

Present: Chair Laura Cacioppo, Committee Members Todd McLendon and Cassie Suchy

Absent: Jo Siciliano and Lisa Trzepacz

Staff: Town Planning Consultant James Fleishmann, Town Manager Jamie Titcomb, and Town Clerk Lakisha Q. Burch

APPROVAL OF AGENDA

Motion was made by Committee Member Todd McLendon, seconded by Committee Member Cassie Suchy to approve the agenda as printed. Motion **passed** unanimously.

REGULAR AGENDA

1. Update Report on Ordinance 2020-07: Recreational Vehicles.

The Town Council directed the ULDC to review and comment on Ordinance 2020-07 in time to present a recommendation to the Town Council at a January meeting. The ULDC reviewed the ordinance at its November and December meetings. A recommendation was made at the December meeting. The ULDC recommendation is attached.

Town Planning Consultant James Fleishmann noted the language to be discussed was also being reviewed by the City Attorney and would be before the Council for a second reading shortly. City Manager Jamie Titcomb asked whether the changes had been significant enough to repeat the first reading of the ordinance. Discussion ensued as to the legal review conducted for legal sufficiency and the substantive nature of the changes.

Chair Cacioppo opened a public hearing on the item, however there being none to speak, she closed the public hearing.

The Committee discussed fee schedules, trash collection, and permanent placement.

Committee Member McLendon suggested language should be added that states a Recreational Vehicle cannot be considered for permanent placement. Discussion continued.

Motion was made by Committee Member McLendon, seconded by Committee Member Suchy to recommend Council strike Sect. 175-360 in its entirety. Motion **passed** unanimously.

Chair Cacioppo asked whether Sec. 20-05(a)(3) should be amended to state evidence must be provided on request. Mr. Fleishmann clarified as to the process followed.

Committee Member McLendon expressed concern with the consistency of language in Sec. 20-05(a)(2). Discussion ensued.

Motion was made by Committee Member McLendon, seconded by Committee Member Suchy to change “one (1) recreational vehicle shall be allowed on parcels less than two (2) acres” in Sec2 20-05(a)(2) to state “one (1) recreational vehicle shall be allowed on parcels consisting of one (1) acre and less than two (2) acres.” Motion **passed** unanimously.

Motion was made by Committee Member McLendon, seconded by Committee Member Suchy to recommend approval of Ordinance 2020-07 as amended. Motion **passed** unanimously.

COMMENTS FROM THE PUBLIC

None.

COMMITTEE MEMBER COMMENTS

Mr. Fleishmann advised that under the grant received for the Okeechobee Boulevard overlay, staff had produced several reports. He provided a list of the reports and asked the members to identify which reports they would like in the backup materials for the joint workshop.

Committee Member Suchy asked whether there was a standard depth of lots on Okeechobee Boulevard. Discussion ensued.

Committee Member McLendon asked whether the Town recognizes retail sales as a permitted agricultural use. Mr. Fleishmann explained the Code and interpretation. Discussion continued, including a review of the State Statute for agricultural exemption and local regulation. Mr. Fleishmann agreed to research the issue and report back.

The Board discussed setback requirements and enforcement of buffers in the case of County Road expansion projects. Chair Cacioppo asked that the item be brought up at the joint meeting.

ADJOURNMENT

The next meeting is a joint meeting with the Planning and Zoning Board scheduled for January 27, 2021, at 5:30 p.m.

There being no further business the meeting was adjourned at 6:49 p.m.

TOWN OF LOXAHATCHEE GROVES, FLORIDA

ATTEST:

Prepared by: ProtoType, Inc.
Sammie T. Brown, FRA-RP, MEDP
Town Clerk Assistant

Paul Coleman
Chairperson

TOWN OF LOXAHATCHEE GROVES
TOWN HALL COUNCIL CHAMBERS
155 F ROAD, LOXAHATCHEE GROVES, FLORIDA. 33470
UNIFIED LAND DEVELOPMENT REVIEW COMMITTEE MINUTES
MONDAY, AUGUST 12, 2024 – 6:04 P.M. – 7:30 P.M.



Meeting Audio Available Upon Request in the Office of the Town Clerk

CALL TO ORDER

The meeting was called to order by Sammie Brown, Town Clerk Assistant, at 6:04 P.M. on Monday, August 12, 2024, at 6:04 P.M.

ROLL CALL

The roll was taken by the Town Clerk Assistant, confirming a quorum was present with three committee members in attendance and two absent. Town staff in attendance were also confirmed.

Committee Members Present:

Robert Austin

Robert Sullivan

Karen Plante

Committee Members Absent:

Paul Coleman

Jo Siciliano

Staff Present:

- Tanya Early, Esq, Town Attorney, Torcivia, Donlon, Godeau, & Rubin, P.A.
- Sammie Brown, FRA-RP, MEDP, Town Clerk Assistant
- Jeffrey Kurtz, Project Coordinator & Committee Liaison

APPROVAL OF THE AGENDA

The Town Clerk Assistant called for a motion to approve the agenda.

Committee Member Robert Austin moved to approve the agenda as presented. Committee Member Karen Plante properly seconded the motion.

The Town Clerk Assistant conducted the roll call for a vote; This passed unanimously 3-0.

REGULAR AGENDA

1. Swearing in of Committee Members

The newly appointed committee members were sworn in collectively by the Town Clerk Assistant, affirming their commitment to uphold the Constitution of the United States, the State of Florida, and the Town of Loxahatchee Groves charter.

2. Election of Officers (Committee Chairperson and Vice Chairperson)

The Town Clerk Assistant, Sammie Brown, called for nominations for Committee Chairperson for the Unified Land Development Review Committee Minutes.

- **Chair:** Committee Member Karen Plante moved to appoint Jo Siciliano (absent) as the Chair of the Unified Land Development Review Committee. Committee Member Robert Austin properly seconded the motion. The Town Clerk Assistant conducted the vote roll call for the motion made; this motion was passed unanimously 3-0.

Following the selection of the Chairperson, the Town Clerk Assistant called for the nomination of the position of Committee Vice Chairperson for the Unified Land Development Review Committee.

- **Vice Chair:** Committee Member Robert Austin moved to make Paul Coleman the Committee Vice Chair. This motion was properly seconded by Committee Member Robert

Sullivan. The Town Clerk Assistant conducted the vote roll call for the made; this motion passed unanimously 3-0

3. Presentation of Sunshine Laws and Ethics

Sunshine Law and Code of Ethics Committee training was presented by Town Attorney Tanya Early. Attorney Early covered key areas of ethical responsibilities for public officials, emphasizing the importance of adhering to Florida statutes and the Palm Beach County Code of Ethics. Public officials are reminded that all records related to Town business, including texts and social media posts, are considered public records under Chapter 119. Additionally, the Sunshine Law (Chapter 286) prohibits discussing Town business outside of a publicly noticed meeting, including through digital communications. The training also highlighted the importance of avoiding conflicts of interest and maintaining transparency, with specific guidelines on voting conflicts, business relationships, and accepting gifts.

The Palm Beach County Code of Ethics further stipulates that public officials must not use their positions to secure special privileges or benefits for themselves or others. This includes prohibitions on entering contracts with the Town, accepting gifts from vendors, or engaging in any activity that creates a conflict of interest. The training also underscored the responsibility of public officers to abstain from voting on matters where they or their close relatives have a financial interest and to file the appropriate conflict of interest forms. Moreover, the Town Code of Ethics reinforces these principles by prohibiting the misuse of official positions, engaging in improper influence, and disclosing confidential information for personal gain. The training concluded with a reminder to uphold the integrity of their roles and to act in the community's best interests.

4. Presentation – Introduction of Unified Land Development Review Committee

Jeffrey Kurtz, the committee liaison and project coordinator, provided this presentation. Mr. Kurtz began by introducing himself and providing a detailed overview of his professional background, expertise, and relevant experience. He then facilitated a round of introductions, inviting each committee member to share a brief introduction. The introductions proceeded in order, starting

with Committee Member Karen Plante, followed by Committee Members Robert Sullivan and Robert Austin, and concluding with Town Clerk Assistant Sammie Brown.

Following the introductions, Mr. Kurtz outlined the purpose of the Unified Land Development Code (ULDC) Committee, clearly defining the committee's duties and responsibilities. He provided an in-depth overview of the Unified Land Development Code and the Code of Ordinances, highlighting key sections that will be critical to the committee's work. Mr. Kurtz also discussed the Rural Vista Guidelines, offering context on their status and the reasons for their establishment. He urged the committee members to carefully review the guidelines carefully, noting that their insights, suggestions, and comments on the relevance and applicability of these guidelines in the present day would be invaluable. Throughout the presentation, Committee Member Robert Sullivan actively engaged with the content, posing several pertinent questions, particularly regarding easements and other specific aspects of the Unified Land Development Code.

COMMENTS FROM THE PUBLIC

No public comment was submitted prior to the start of the meeting, and no public comment cards were submitted during the meeting.

COMMENTS FROM COMMITTEE MEMBERS

Committee Member Karen Plante

No comments were provided by Committee Member Plante.

Committee Member Robert Sullivan

No comments were provided by Committee Member Sullivan.

Committee Member Robert Austin

Committee Member Austin requested clarification on the specific directives provided by staff regarding the committee's role in reviewing the Article 90 sign code and the Rural Vista guidelines.

In response, staff reiterated that the committee members are being asked to thoroughly review these materials to ensure a comprehensive understanding of the guidelines.

Jeffrey Kurtz further clarified the expectations and provided additional context to ensure Committee Member Austin and the rest of the committee had a clear understanding of their responsibilities. He also acknowledged the importance of timely distribution of agenda packets, committing to ensuring that all committee members receive their packets well in advance of future meetings. This will allow adequate time for review and preparation, enhancing the effectiveness of the committee's work.

CONFIRM NEXT REGULAR MEETING DATE:

The Unified Land Development Meeting will be on Monday, September 9th, 2024, at 6:00 P.M.

ADJOURNMENT

The Unified Land Development Review Committee adjourned the meeting with a motion made by Committee Member Sullivan and properly seconded by Committee Member Austin. The time was ~ 7:30 P.M.

TOWN OF LOXAHATCHEE GROVES

TOWN HALL COUNCIL CHAMBERS

155 F ROAD, LOXAHATCHEE GROVES, FLORIDA. 33470

UNIFIED LAND DEVELOPMENT REVIEW COMMITTEE MINUTES

MONDAY, AUGUST 12, 2024 – 6:04 P.M. – 7:30 P.M.



Meeting Audio Available Upon Request in the Office of the Town Clerk

CALL TO ORDER

Chair Jo Siciliano called the meeting to order at **6:06 PM**. She welcomed all members and expressed appreciation for their dedication to serving on the committee.

1. Swearing in of Committee Members

The newly appointed committee members **Jo Siciliano** and **Paul Coleman** were absent at the last August 12, 2024, ULDC Meeting. The Town Clerk Assistant swore them in collectively, affirming their commitment to upholding the Constitution of the United States, the State of Florida, and the Town of Loxahatchee Groves charter.

- **Oath Recited:** The newly sworn members recited the following oath:

"I, [name], do solemnly swear (or affirm) that I will support, protect, and defend the Constitution and government of the United States and the State of Florida and the charter of the Town of Loxahatchee Groves. I am duly qualified to hold office under the Constitution of the State of Florida, and the charter of the Town of Loxahatchee Groves, and I will well and faithfully perform the duties of Committee Member upon which I am now about to enter."

Chair Jo Siciliano congratulated the new members, stating, "Welcome aboard. We appreciate your commitment to serve our community." she emphasized the importance of their roles in shaping the future development of Loxahatchee Groves.

Selection of Chairperson and Vice Chairperson

- **Previous Meeting Reminder:** Chair Jo Siciliano reminded members that she was selected as chairperson during the last meeting on August 12, and Paul Coleman was selected as vice chair.
- **Jo Siciliano's Response:** Siciliano expressed, "I've enjoyed serving as chair, but I believe Paul Coleman would be a great fit for the role moving forward." She highlighted Coleman's insights and contributions during discussions.

- **Motion for New Chair:**
 - Jo Siciliano motioned to nominate Paul Coleman as the new chairperson.
 - **Seconded by:** Karen Plante, who added, “Paul has a great vision for the committee.”
 - **Vote:** The motion passed unanimously with all members in favor.

- **Vice Chair Nomination:**
 - Paul Coleman expressed his preference not to serve as Vice Chair, given his appointment as the Chairperson. He stated that Jo Siciliano, given her invaluable experience, would best serve as the Vice Chairperson.
 - **Motion Made:** Paul Coleman nominated Jo Siciliano for the vice chair position.
 - **Seconded by:** Karen Plante, who remarked, “Jo has been doing an excellent job.”
 - **Vote:** The nomination passed unanimously with all members in favor.

PLEDGE OF ALLEGIANCE

The committee and staff stood and recited the **Pledge of Allegiance**, reinforcing their commitment to the values and principles of the community.

ROLL CALL

The roll was taken by the Town Clerk Assistant, confirming a quorum was present with three committee members in attendance and two absent. Town staff in attendance were also confirmed.

Committee Members Present:

Jo Siciliano

Paul Coleman

Robert Austin

Karen Plante

Committee Members Absent:

Robert Sullivan was noted as absent, and the committee acknowledged his contributions in previous meetings.

Staff Present:

- Sammie Brown, FRA-RP, MEDP, Town Clerk Assistant
- Jeffrey Kurtz, Project Coordinator & Committee Liaison

APPROVAL OF THE AGENDA

Chair Paul Coleman called for a motion to approve the agenda.

Committee Vice Chair Siciliano moved to approve the agenda as presented. Committee Member Robert Austin properly seconded the motion.

The Town Clerk Assistant conducted the roll call for a vote; This passed unanimously 4-0.

REGULAR AGENDA

1. Review of The Rural Vista Guidelines

Jeff Kurtz provided a brief overview of the guidelines, noting their historical context and relevance to current development practices.

Chair Coleman stated, “We need to ensure these guidelines are more specific regarding architectural standards. Clearer guidelines will help developers understand our expectations and maintain our community’s character.”

The historical significance of the guidelines was noted, with Jo Siciliano stating, “These guidelines have served us well, but we must formalize them to reflect our current needs.” He stressed the need for clarity and specificity in the guidelines.

Members discussed the necessity of balancing development with the preservation of the unique rural character of Loxahatchee Groves.

Concerns were raised about past development projects that did not align with the intended rural aesthetic, with Karen Plante commenting, “We have seen developments that stray from our vision. It is vital we address this in our guidelines.”

The committee members agreed that the community’s unique rural character is paramount and should not be compromised.

Karen Plante voiced her concerns about previous developments, stating, “We need to ensure that all future developments are held accountable to these guidelines to maintain the integrity of our community.” Vice Chair Siciliano suggested establishing a clear enforcement mechanism for the guidelines, adding, “If we don’t enforce these standards, we risk losing the very essence of what makes Loxahatchee Groves special.”

Members suggested that updates to the guidelines should explicitly outline aesthetic requirements, including architectural styles and materials that align with the town's rural identity.

Robert Austin proposed adding a section on landscaping requirements, stating, “Natural buffers should be emphasized to maintain our rural feel.”

The committee members discussed the importance of defining specific architectural features that resonate with the community’s character, including:

Exterior Designs: Paul Coleman stressed, “We should recommend styles that complement our rural landscape, steering clear of overly modern designs that clash with our aesthetic.” He suggested examples of traditional styles that have been well-received in the community.

Roof Types: Jo Siciliano emphasized the need for rooflines that fit the natural environment, stating, “We want roofs that blend in, not ones that stand out awkwardly.” He proposed exploring different materials and slopes that are more traditional.

Landscaping and Parking Standards: Karen Plante suggested, “Natural landscaping techniques should be prioritized, along with parking layouts that minimize visual impact.” She advocated for more green spaces within developments to enhance community aesthetics.

Committee’s Objective: Members agreed that ensuring all future developments adhere to the proposed architectural guidelines is essential for preserving the town's unique charm.

Next Steps Identified: The committee agreed to explore further specific sections of the Rural Vista guidelines at upcoming meetings.

Focus Areas for Future Discussions: The next meetings will include in-depth discussions on exteriors, roof designs, landscaping, and parking standards to refine the guidelines further. Jo Siciliano emphasized the importance of gathering community input in the next meeting, suggesting a public forum to encourage resident participation.

COMMENTS FROM THE PUBLIC

No public comment was submitted prior to the start of the meeting, and no public comment cards were submitted during the meeting.

COMMENTS FROM COMMITTEE MEMBERS

Committee Member Karen Plante

No comments were provided by Committee Member Plante.

Committee Member Robert Austin

No comments were provided by Committee Member Austin.

Committee Vice Chair

No comments were provided by Committee Member Jo Siciliano.

Committee Chairman

No comments were provided by Committee Member Paul Coleman.

CONFIRM NEXT REGULAR MEETING DATE:

The next Unified Land Development Code Review Committee Meeting will be on Monday, October 14th, 2024, at 6:00 P.M.

ADJOURNMENT

Motion to Adjourn:

Jo Siciliano motioned to adjourn the meeting, noting, “We’ve made great progress tonight, and I look forward to our continued discussions.”

The meeting was adjourned unanimously at **7:00 PM**.



155 F Road Loxahatchee Groves, FL 33470

TO: ULDCR COMMITTEE

FROM: JEFF KURTZ, PROJECT COORDINATOR & COMMITTEE LIASION

DATE: THURSDAY, NOVEMBER 14, 2024

SUBJECT: DISCUSSION OF RURAL VISTA GUIDELINES

Background:

At the September 16, 2024, ULDC meeting, the Committee established the objective of ensuring all future developments adhere to the proposed architectural guidelines to preserve the town's unique charm. The Committee also identified specific focus areas for further refinement, including exteriors, roof designs, landscaping, and parking standards, with an emphasis on incorporating community input.

Recommendation:

Staff recommends the Committee review and discuss the Rural Vista guidelines, with a focus on the identified areas, to refine and enhance the proposed standards.

Loxahatchee Groves

Rural Vista Committee



Guidelines for Loxahatchee Groves' Non-Residential Projects

**Loxahatchee Groves Landowners
Association**

RURAL VISTA COMMITTEE

Doreen Baxter
Rob Crawford
Dennis Lipp
Rita Miller
Jerry Sacoulas

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Rural Vista

Loxahatchee Groves.

This community has endured for nearly a century. Protecting the lifestyle in areas designated rural residential encompasses protecting watersheds and water supplies; wilderness and scenic areas; conservation areas and wildlife. Our rural/residential neighborhood accepts a variety of activities and land-uses that require non-urban locations. Non-residential projects should share our definition and keep development in line with neighborhood goals.

The following is a list of ideas, ideals and descriptions that define the rural nature of Loxahatchee Groves.

UNIQUE IDENTITY:

A live and let live attitude pertains to the way we treat our neighbors as well as the native tree canopy and eco-system. Our one/two lane dirt roads help preserve the agricultural/residential identity.

UNITY:

We all moved here for the same reason - ITS RURAL ! Loxahatchee Groves provides a transition of land uses from eastern urban sprawl and congestion, to western agricultural and conservation areas.

SECURITY & PRIVACY:

Loxahatchee Groves' population density of one family unit per 5 or 10 acres results in fewer cars and less traffic. Our one/two lane dirt roads discourage non-resident visitors. Our community is a refuge from the hectic urban east. We have the only Nudist Camp, Sun Sport, in the county.

INDEPENDENT:

Loxahatchee Groves does not provide traditional city government. Fewer services, i.e sewer & water, keep taxes down.

HISTORY:

Loxahatchee is Seminole and means "Turtle Creek". Settled by pioneers in 1917, our rural/ country lifestyle has endured.

VARIETY:

The variety of activities that diversify our community include: equestrian; farming; animal husbandry; gardening; fishing; bird watching; nature trails; small home-based businesses; aviaries; and arts & crafts studios.

VISION

The essential foundation of beauty in Loxahatchee Groves is harmony with nature and the preservation of the native tree canopy. It is the intent of this committee to achieve a pleasant and unified character in our (non-residential) development. Non-residential enterprises in Loxahatchee Groves must meet the standards set by the residents and serve the needs of the neighborhood.

MISSION

Maintaining rural character, balance of land use and lifestyle are some of the goals of the Loxahatchee Groves Landowners Association (L. G. L. A.). In order to help preserve and define our rural character, the L.G.L.A. established the Rural Vista Committee. If development occurs, the residents of Loxahatchee Groves would like to see well-planned, thoughtful design concepts that will maintain our rural nature.

SCOPE

All proposed non-residential development within Loxahatchee Groves will be evaluated for compatibility and consistency with rural character as defined herein. The Rural Vista Committee determines if the intentions of the developer are actually achieved in the proposed project. The developer's deed to the land upon which the project will be constructed shall be restricted solely to building the project which has been approved by the Rural Vista Committee.

DEVELOPMENT AND DESIGN STANDARDS:

It is our desire that non-residential projects serve the needs of the immediate neighborhood. Developments of regional impact (D. R. I.'s) such as warehouse distribution centers, truck stops, amusement parks, department stores, etc. are not acceptable in Loxahatchee Groves. We wish to promote a lifestyle which reflects rural character. All projects shall have a similar architectural treatment on all sides. Planning projects around the existing tree canopy will preserve the natural beauty of this eco-system. Building designs should be residential in scale and reflect rural character, such as, Colonial, Victorian, Farmhouse, Rustic and Bungalow (see Appendix A). Pedestrian amenities such as walkways, porches, benches and boardwalk's are desirable features in any proposed project. These amenities will provide a common thread that will define Loxahatchee Groves' southern boundary.

Projects with Rural Character



Projects with Rural Character



Projects with Rural Character



Projects with Rural Character

Item 10.



Exteriors

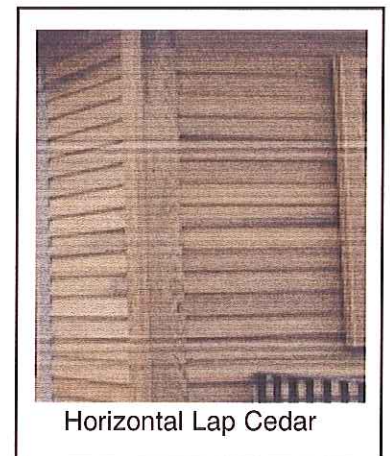
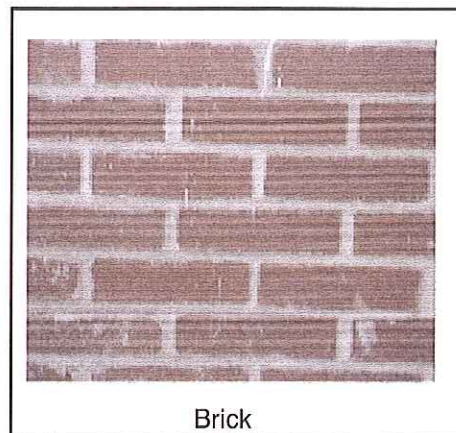
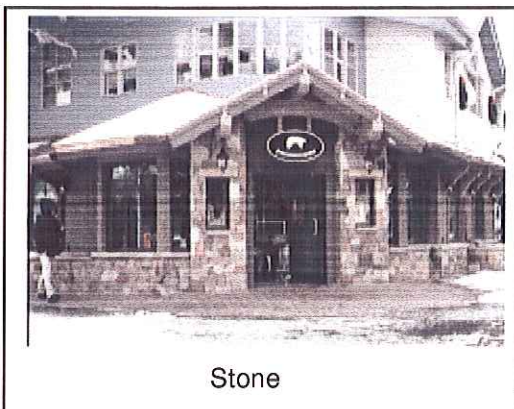
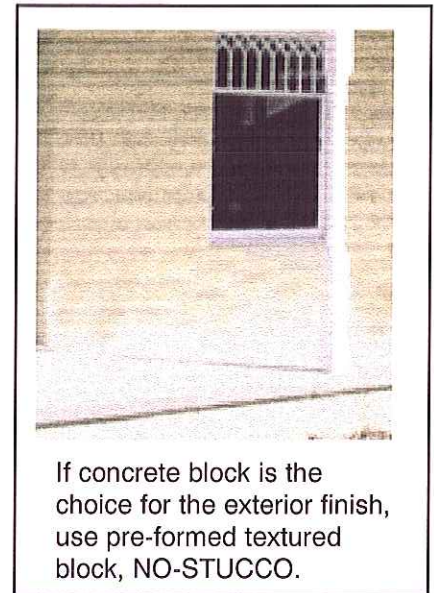
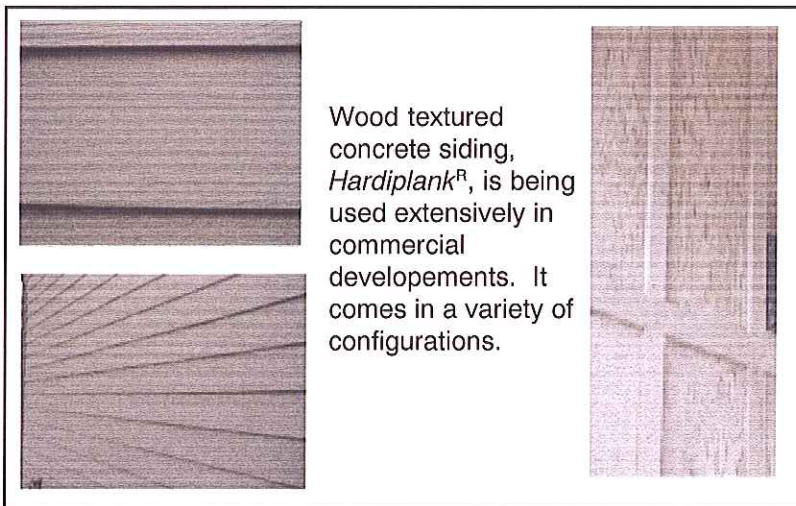
DESIGN DETAILS & BUILDING MATERIALS:

Acceptable materials include finished wood (painted or stained) or materials which have a wood appearance such as, cement based fiberglass wood textured products (Hardiplank[®]); brick or brick veneer; and wood textured metal siding. Other approved materials are stone and tinted textured concrete masonry (Cemplank[®]). All wood exposed to the weather shall be of high quality and properly finished to prevent rotting. Siding pattern may be rough or smooth horizontal planks, 6 in. Lap siding, shingles or vertical board and batten. Trim shall be 4" or 6" at the corners, windows and doors. Large walls or walls of 2 story height shall have breaks (i.e. canopy, molding, overhang, balcony, banding or projections) approximate 10 feet above grade. Non-residential projects must be built to human and residential scale.

HUMAN SCALE is a structure's proportions that relates directly to its use by a person, i.e. door size, etc.

RESIDENTIAL SCALE is the use of materials, proportions and massing of a structure that is used in traditional housing.

The following photographs are examples of design details that the Rural Vista Committee endorses. Use of these in non-residential developments in Loxahatchee Groves is encouraged.

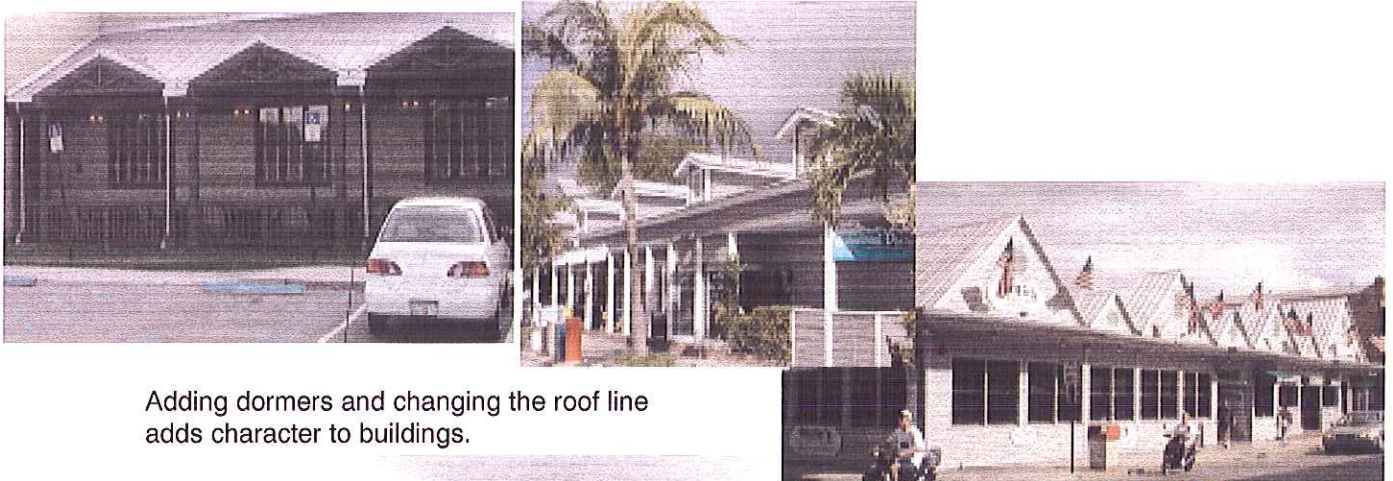


Roofs & Roofing Materials

All structures shall have either a hip, gambrel, mansard, a.k.a. hip on deck roof, (See Appendix C). Dormers and Cupolas are encouraged. When designing small, multiuser projects, distinguishing one business from the next can be accomplished with breaks in the roof design. Roof proportion and pitch shall be relative to Residential Scale. Hip on Deck roofs must be a minimum height of 3 feet to a maximum of 8 feet. The pitch of the Hip on Deck roof may vary between 30° to 60°. Roof mounted equipment must be hidden from view. The roof must work as a parapet to screen mechanicals. Acceptable roofing materials include: metal shingle; standing seam sheet metal; corrugated sheet metal; 5-V crimp metal and copper. Metal roofs may be unpainted or painted (a color approved by the Rural Vista Committee - see Appendix B: Color Chart). Box-shaped exposed flat roofs, concrete, flat clay and barrel tile roofs are not permitted.



The roofs on these structures are examples of Hip on Deck roof styles.



Adding dormers and changing the roof line adds character to buildings.



Combination Gambrel & Mansard with Cupolas & Dormers

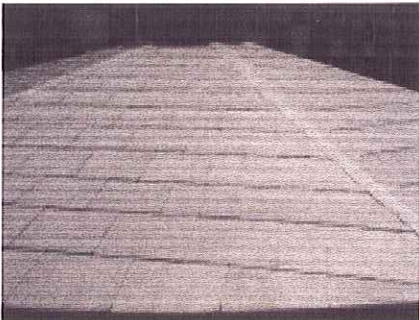
Roofs & Roofing Materials



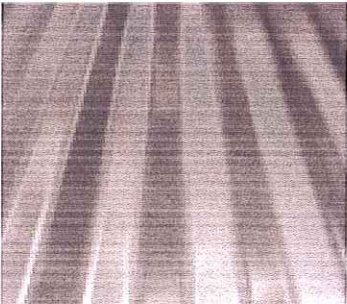
Breaking up the roof-line adds to the charm of these buildings.



Hip on Deck



Metal Shingle



Corrugated



Copper Shingle



5V Crimp



Metal Shingle



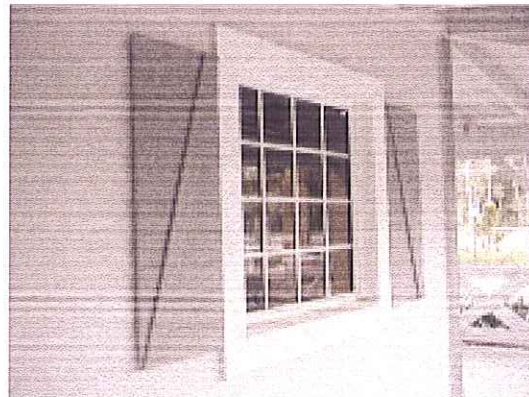
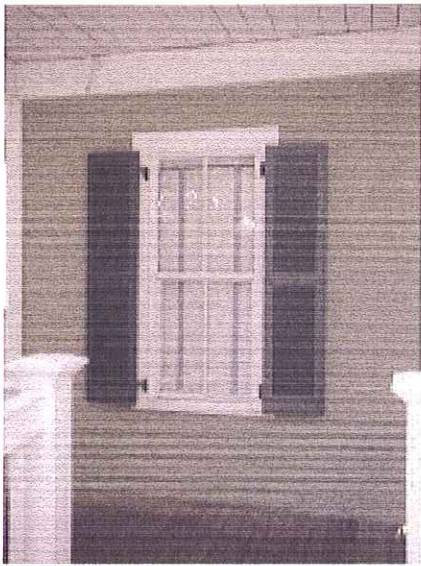
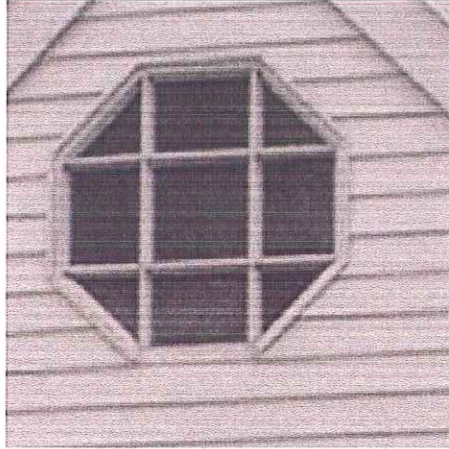
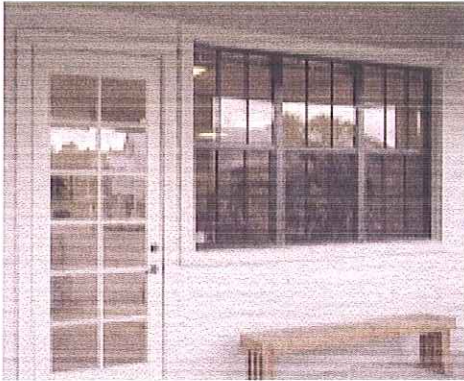
Standing Seam Sheet Metal



Standing Seam Sheet Metal

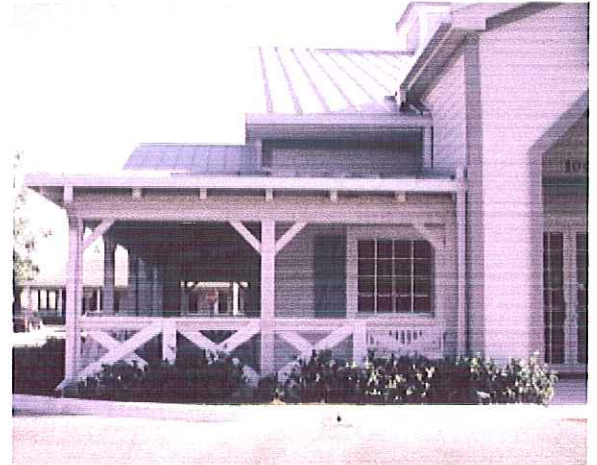
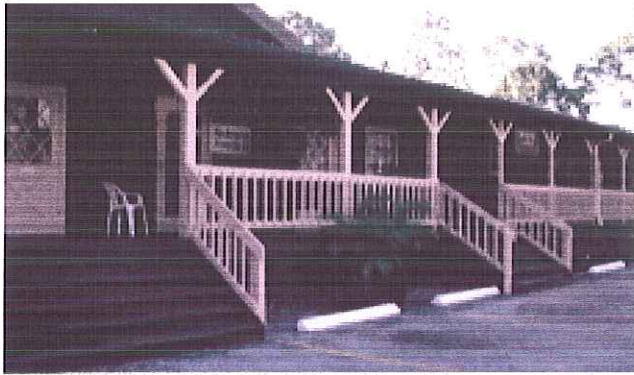
Windows

Windows shall be complex and give a sense of occupancy. Bay windows, moldings, pilasters, vents and decorative shutters may be incorporated where appropriate to add architectural character. Muntins on windows add to rural character. Rectangular windows shall have proportion of no less than 1:1.5 ratio, width to height. Horizontal strips of windows (a.k.a. ribbon windows) are not allowed. To discourage a ribbon window appearance, a minimum of six inches between windows with 4" or 6" trim is required. The maximum window size allowable is 24 square feet. Reflective window coatings or film is prohibited. Security bars on windows may be deployed after business hours .



Porches & Entryways

Entryways should be well defined with porches and railings. Porches must be a minimum of 8 ft. deep and of at least 150 square feet. Wooden railings with wood or wood textured, stone or brick columns provide continuity between projects and promote rural character. Porches with railings emphasize a building's entryway, inviting customers to come in. Porches also serve as a welcome refuge from sun and rain.

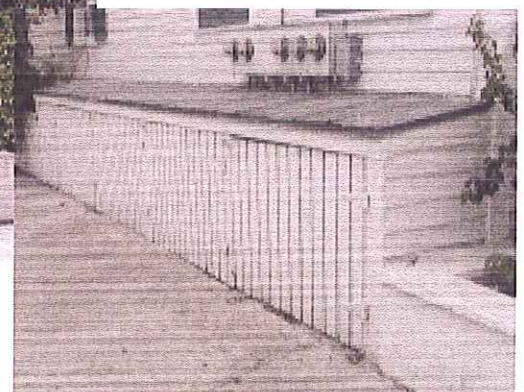
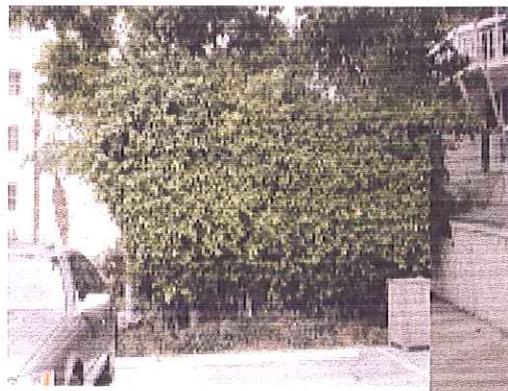
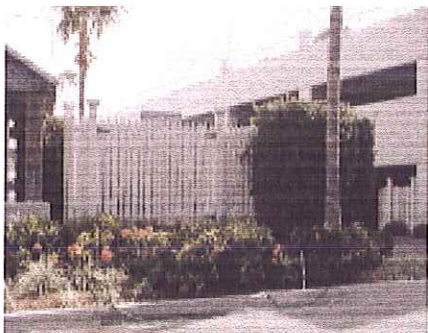


Screening

SCREENING means the total (100%) masking out or concealing of any objectionable area. To achieve this, project developers can use fences with vegetation, planted mounds of earth or vegetation alone. The appearance achieved must be complementary to the whole. Concrete walls are prohibited due to their imposing, unfriendly nature.

MECHANICAL & WASTE SCREENING:

Screening shall be employed to mask objectionable areas from public view whether freestanding or mounted on roofs or walls, outside equipment of unaesthetic character and accessory buildings or areas not enhancing or in keeping with the aesthetics of the project or neighborhood. Screening of air conditioning units and other mechanical equipment shall be accomplished in a manner that does not interfere with proper operation and/or maintenance of such equipment. Screening from view shall be on all sides and exceed the vertical height of the object by at least 6 inches. Equipment needing screening includes, but is not limited to: Storage areas, garbage or rubbish collection sites, dumpsters, air conditioning compressors, pool pumps, sprinkler pumps, electrical transformers, satellite dishes, antennas, compressors, generators, tanks, etc. Waste disposal areas shall not be located within 50 ft of any residential property.

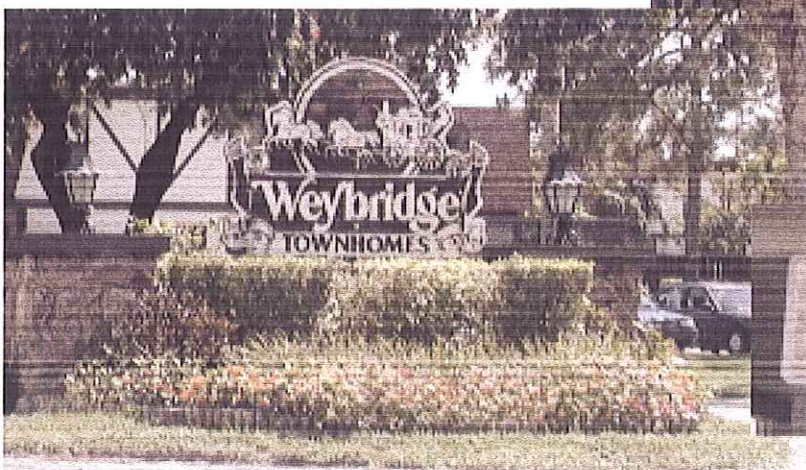
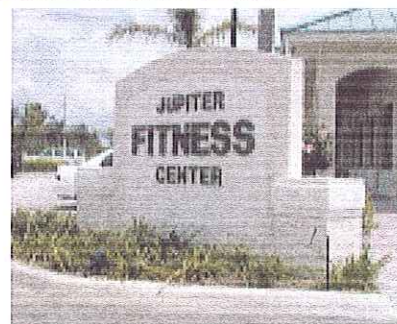
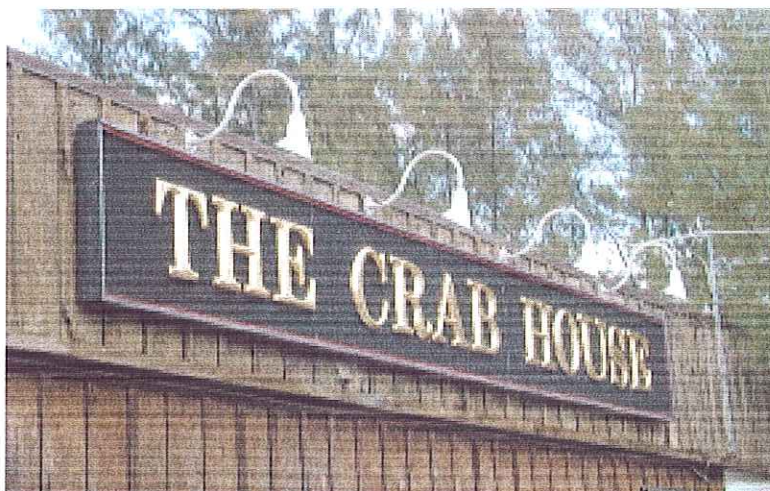


PROPERTY SCREENS:
Buffering the rear of the project from the neighborhood can be accomplished with natural vegetation, berms and fences (no walls). Visual barriers between projects would interrupt the continuity of the landscape and are unacceptable.

Dumpster Shed

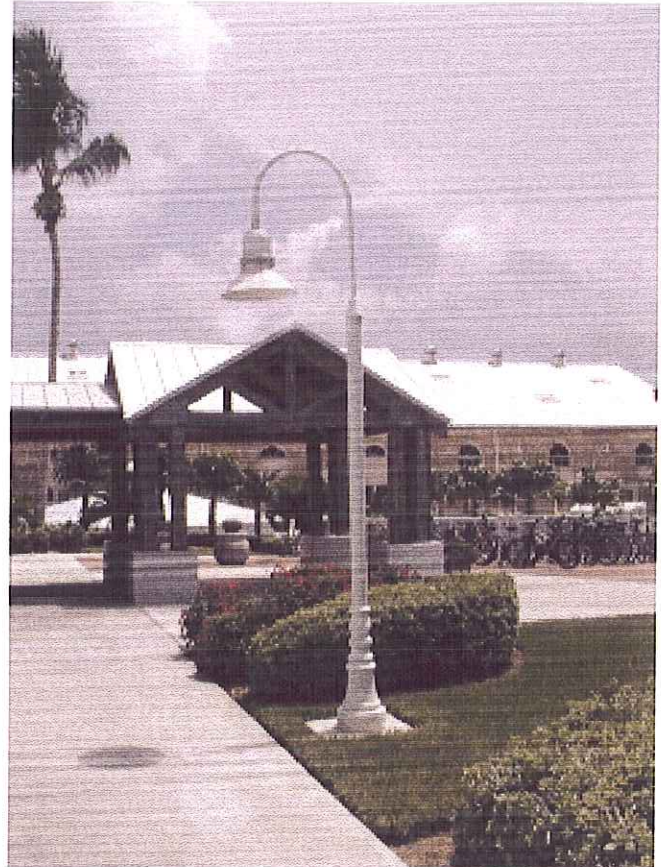
Signs

Decorative signs with raised lettering and/or with carved images are preferred. Low profile monument type signs are allowed with a maximum size of 50" high by 96" wide. Lighting of the sign will be with shielded direct lighting or "task" lighting, no neon signs. Billboard signs, bifold sandwich boards, posters on stakes and other types of temporary signage must be removed after business hours. The use of high-intensity, metallic, or fluorescent colors is prohibited. Backlit, Plexiglas signs of any type are not allowed. No advertising will be allowed on any exposed amenity or facility such as benches and trash containers. All signs, free standing or attached to building surfaces shall enhance rural design and character.



Lighting

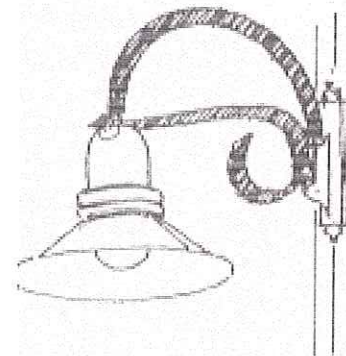
Aesthetic exterior lighting may be used to illuminate a building and its grounds for safety purposes. Lighting is not to be used as a form of advertising in a manner that is not compatible to the neighborhood or in a manner that draws considerably more attention to the building or grounds at night than in the day. Lights that following the form of the building or part of the building will not be allowed if the overall effect will be garish or detrimental to the environment. Parking lot lighting on polls shall not exceed 20 feet. All exterior lighting must direct downward and be blinded to contain light within the project as much as possible.



Flag Pole Light



Pathway Light



Parking

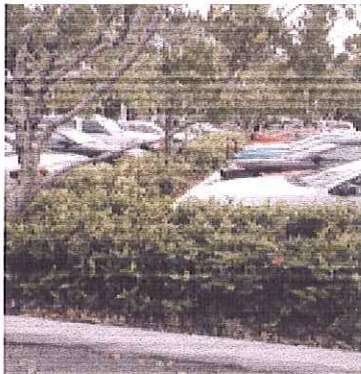
Parking must be configured to incorporate and preserve the maximum amount of existing native vegetation for shading and screening. Restricting the number of parking spaces and the liberal use of tree wells will aid in tree preservation. Serpentine, angled parking is preferred and can be planned around existing native vegetation. Limited grass parking as well as parking shared between projects will help to maintain our greenspace. Curbs or landscape timbers are required. Landscape brick, paver stone, grass block or stamped concrete, pedestrian walkways, benches, etc., should be incorporated into the design of the project.

The proposed non-residential buildings should comply with the following standards:

- No more than 2 rows of parking should be provided between the building and the roadway, and all additional parking spaces should be provided to the rear or side of the building;
- Encourage the use of trees and shrubs where applicable;
- To have maximum on-site tree preservation, the number of parking spaces shall be restricted to the minimum allowed for the use. (See pg. 4, **SCOPE**); and
- All parking lots and vehicular use areas shall be screened from all abutting residential properties with a landscaped fence, hedge or other durable vegetative landscape barrier.



Preserving the native tree canopy and providing places for cars to park is challenging. Although the grade of this parking area is higher than it was originally, thoughtful use of barriers have managed to keep portions of the parking area shaded with native old growth trees.



Liberal Use of Shrubbery & Trees

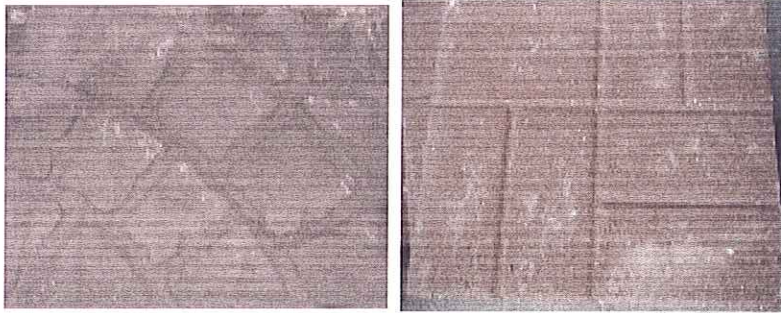


Parking Screens

Parking and Pavers



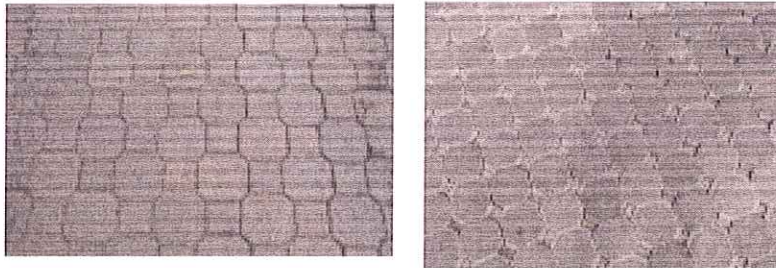
Colored Pavers to Mark Parking Places



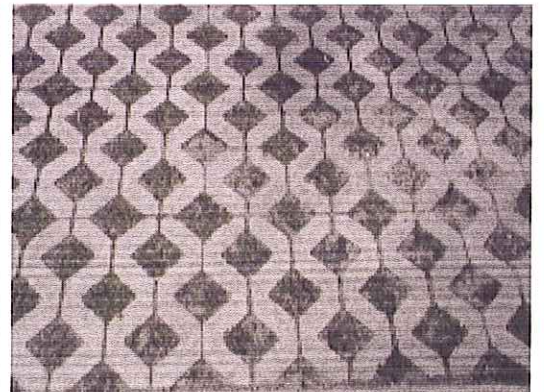
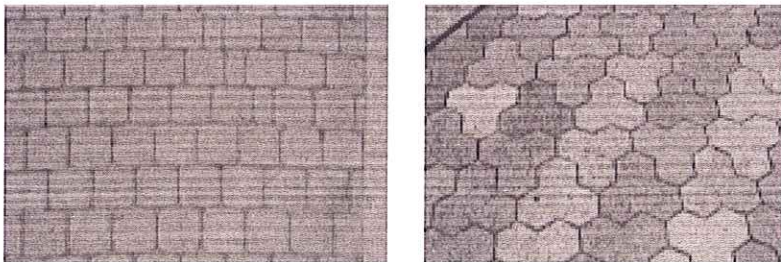
Stamped Concrete



Brick Pavers



Shaped Pattern Pavers

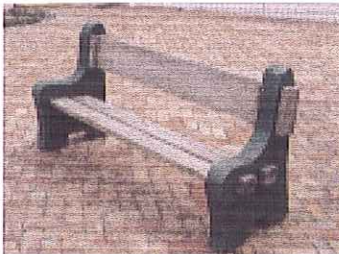


Grass Block

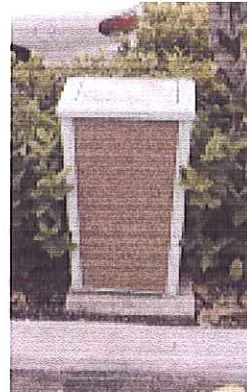
Non-Vehicular Pathways and Pedestrian Amenities

NON-VEHICULAR PATHWAYS:

For reasons of ecology and the preservation of community values, non-residential developers are to provide safe and attractive places for pedestrian, bicycle and equestrian traffic. Landscaped vistas and pedestrian amenities must be incorporated into each project. Roofed and landscaped bus stops, benches, fountains, etc., reflecting rural character shall be integrated into the pedestrian paths to the rear of each project as well as in front along the access road north of Southern Blvd. Oak, Pine and other native canopy trees shall be used in a natural pattern to landscape these paths at 4 trees to every 30 ft. In order to encourage safe non-vehicular travel, a pedestrian activated signal should be installed where warranted. All non-vehicular crossings should be well marked with advance warning signs and painted striping of the road pavement per County specification. Proper signage should be installed to emphasize speed limits and caution for pedestrian, bicycle and equestrian traffic. The pathway should have minimal negative impact in terms of environmental disturbance.



Bike Rack



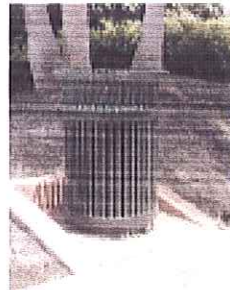
Bus Stop



Drinking Fountain



Fountain



Tree Box-Bench

Landscaping

Non-residential projects shall incorporate the existing vegetation into their design. Natural looking landscaped berms may be used for buffers where existing trees will not be disturbed. Foundation plants or grade level planters shall be provided along the front and sides of all structures. Trees must be planted in natural groupings, avoiding straight lines. Trees must be: #1 Preserved in place; #2 Relocated on site and #3 Replaced. Palm trees will not substitute for canopy trees since they do not provide the appearance and shade. Native canopy, under story, and groundcover landscape buffers between non-residential projects in Loxahatchee Groves are required and shall have 50 ft at minimum on the sides and 100 ft in the rear. Projects must be 100% opaque screened from residential properties using landscaping, landscaped fences or berms. The finished side of fences must face residential property. Installation of native tree canopy and under story is required where none exists to provide continuity between projects.



Tree Well

Trees and vegetation are credited with the following attributes: carbon dioxide absorption; oxygen production; dust filtration; wind and noise reduction; soil erosion prevention; beach erosion protection; wildlife habitat; surface drainage improvement; beautification and aesthetic enhancement of improved and vacant lands and the general promotion of the health, safety, welfare and well-being of the community.



Parking & Property Screens

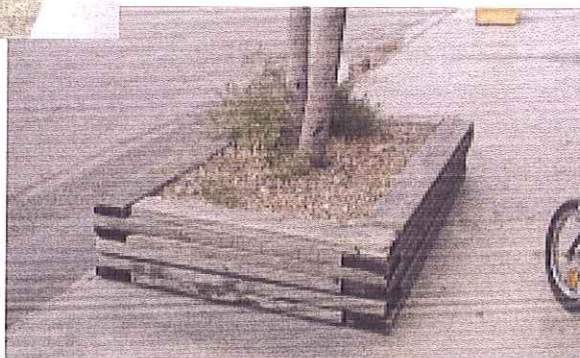
Landscaping & Setbacks



The native trees and undergrowth next to this fast food restaurant have been preserved. (See Appendix D for a listing of plants native to southern Florida.)

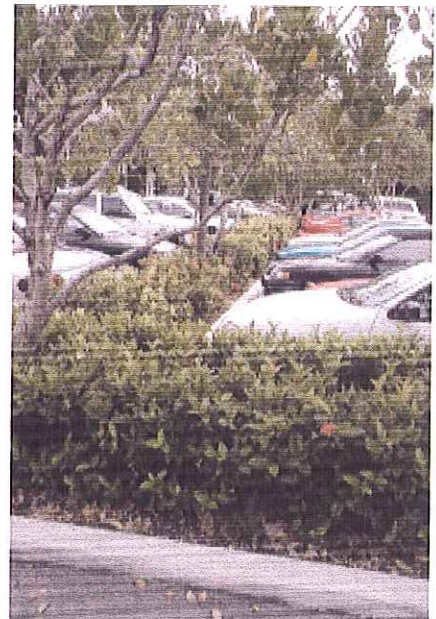


The use of landscape timbers forms a rustic barrier between the paved and native growth areas.



SETBACKS:

To ensure a vibrant pedestrian-oriented business area, the aim is to cluster and front projects closer to Southern Blvd at the access road. The rear of the property will allow for a linked greenway system connecting each project. Conservation of the native tree canopy and understory is our primary concern.



Vegetation within parking areas should not obstruct a driver's vision.

“Unacceptable’s”

The following pictures are of design elements that the Rural Vista Committee would not like to see in our community.



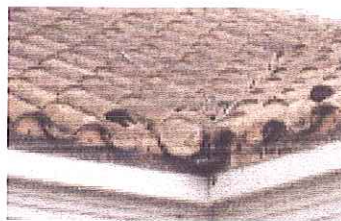
Long, thin windows or “Ribbon Windows”



Towers.



Arches and long colonades



Barrel Tiles



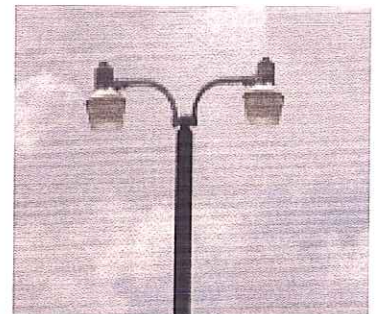
Uninteresting Roof Line
Individuality of the stores is lost.



Backlit plexiglass signs



Flat Roofs



Unshielded lighting is disturbing to neighboring homes.



Unacceptable Hip on Deck
Too Tall



Screening Needed



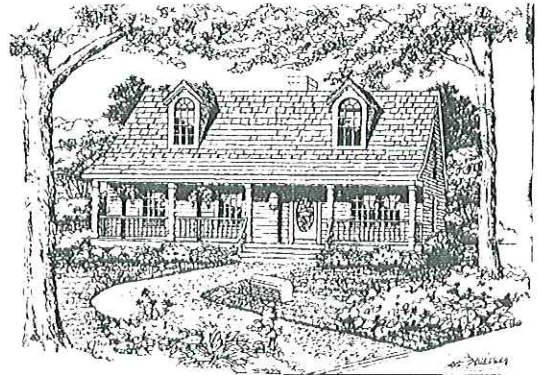
Too Contemporary

Appendix A

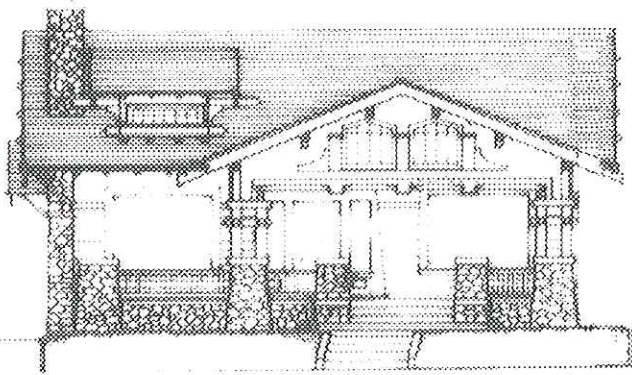
This appendix contains examples of Colonial, Country, Bungalow, Farmhouse, Victorian and Rustic.



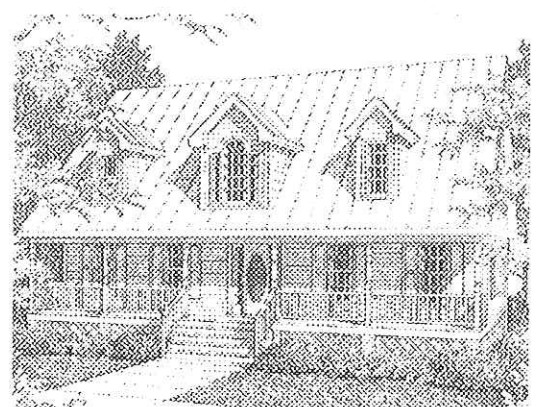
Colonial



Country



Bungalow



Farmhouse



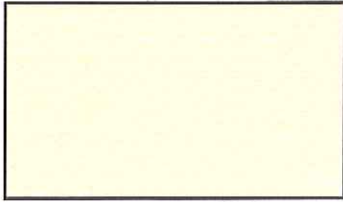
Victorian



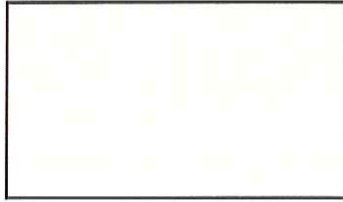
Rustic

Appendix B

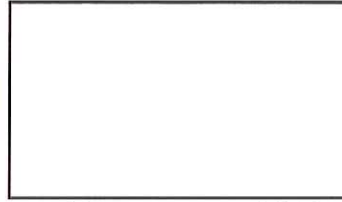
Colors



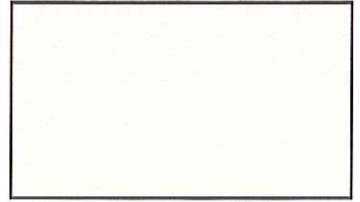
Pantone 1215 CVP



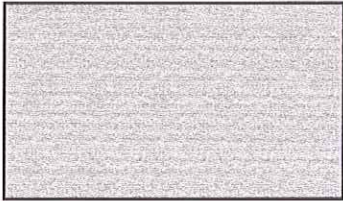
Pantone 608 CVP



Pantone 600 CVP



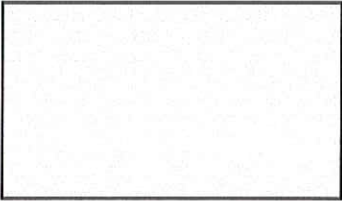
Pantone 155 CVP



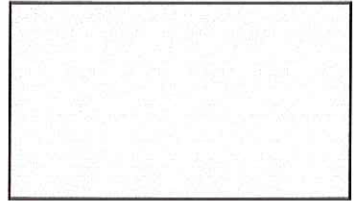
Pantone Grey 6 CVP



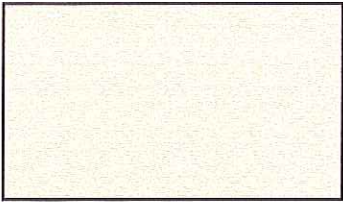
Pantone Grey 4 CVP



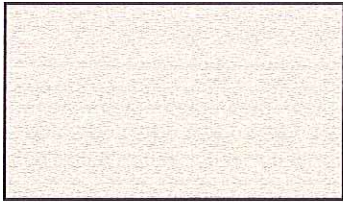
Pantone Gray 1 CVP



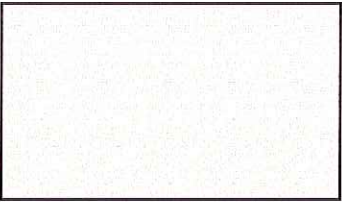
Pantone 454 CVP



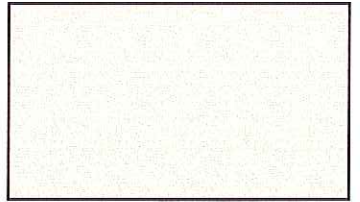
Pantone 467 CVP



Pantone 4665 CVP



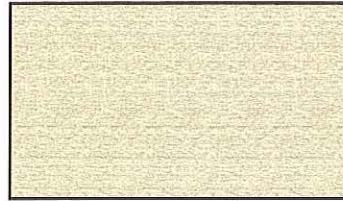
Pantone 4685 CVP



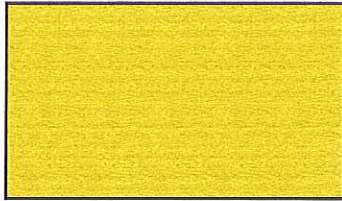
Pantone 615 CVP



Pantone 105 CVP



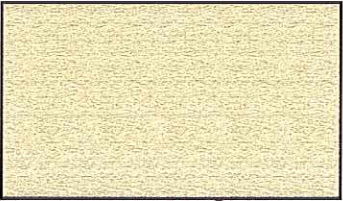
Pantone 451 CVP



Pantone 3975 CVP



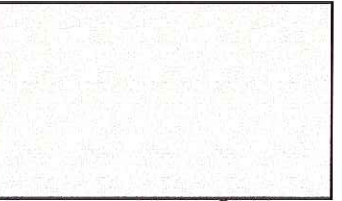
Pantone 3985 CVP



Pantone 4515 CVP



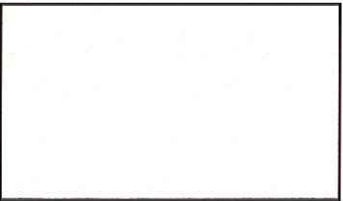
Pantone 4535 CVP



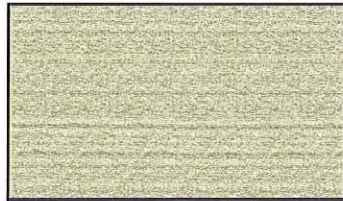
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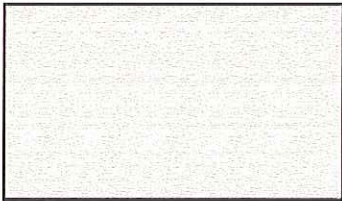
Pantone 728 CVP



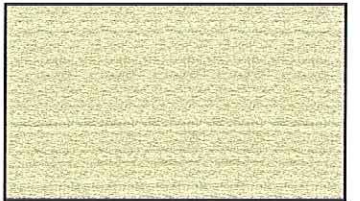
Pantone 712 CVP



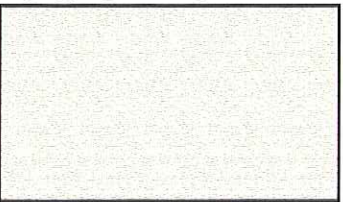
Pantone 5773 CVP



Pantone 5803 CVP



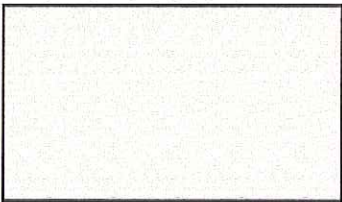
Pantone 5777



Pantone 5797 CVP



Pantone 730 CVP



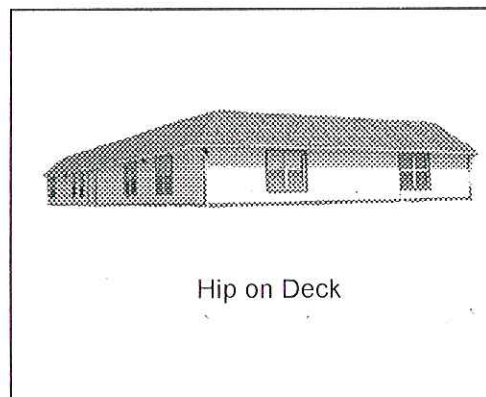
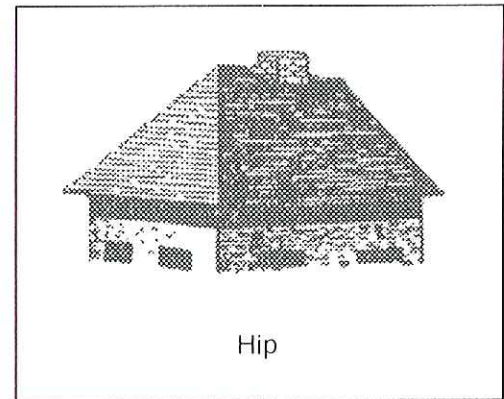
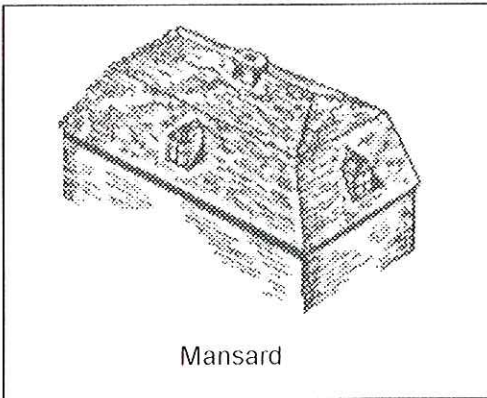
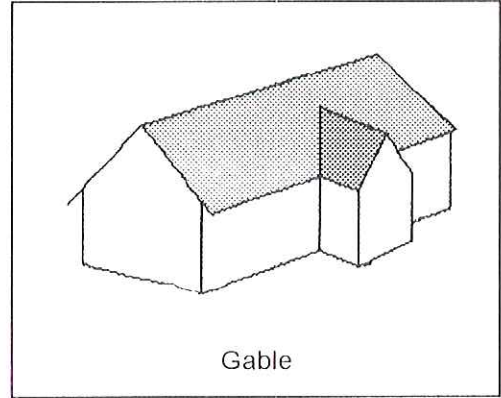
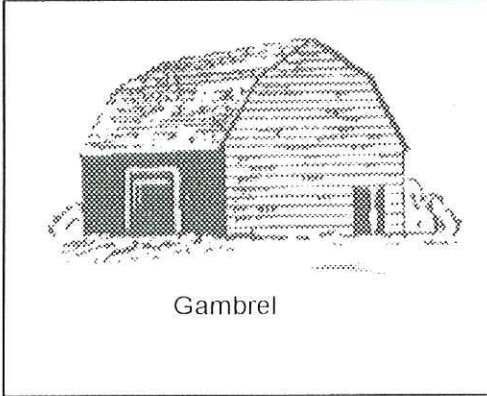
Pantone 726 CVP



Pantone 722 CVP

Appendix C

Examples of roof designs: Hip, Gable, Gambrel, Mansard, Hip on Deck.



Appendix D

VEGETATION NATIVE TO SOUTH FLORIDA

LARGE TREES

Greater than 30' at maturity.
30' setback from power lines

| <u>Common/Botanical Name</u> | <u>Height</u> |
|---|---------------|
| Red Maple / <i>Acer rubrum</i> | 35' - 50' |
| Gumbo Limbo / <i>Bursera simaruba</i> | 40' - 60' |
| Pecan / <i>Carya illinoensis</i> | 80' - 90' |
| Hackberry/Sugarberry / <i>Celtis laevigata</i> | 60' - 80' |
| Satinleaf / <i>Chrysophyllum oliviforme</i> | 30' - 40' |
| Green Buttonwood / <i>Conocarpus erectus</i> | 30' - 50' |
| Strangler Fig / <i>Ficus aurea</i> | 40' - 50' |
| Shortleaf Fig / <i>Ficus citrifolia</i> | 40' - 50' |
| Loblolly Bay / <i>Gordonia lasianthus</i> | 30' - 40' |
| Blolly / <i>Guapira discolor</i> | 35' - 50' |
| American Holly / <i>Ilex opaca</i> | 40' - 50' |
| Jacaranda / <i>Jacaranda acutifolia</i> | 40' - 50' |
| Black Walnut / <i>Juglans nigra</i> | 60' - 70' |
| Southern Red Cedar / <i>Juniperus silicicola</i> | 30' - 40' |
| Sweet Gum / <i>Liquidambar styraciflua</i> | 70' - 80' |
| Tuliptree/Tulip Polpar / <i>Liriodendron tulipifera</i> | 70' - 80' |
| Wild Tamarind / <i>Lysiloma bahamensis</i> | 40' - 50' |
| Southern Magnolia / <i>Magnolia grandiflora</i> | 60' - 80' |
| Sweetbay Magnolia / <i>Magnolia virginiana</i> | 40' - 60' |
| Mastic Tree / <i>Masticodendron foetidissimum</i> | 45' - 70' |
| Red Mulberry / <i>Morus rubra</i> | 40' - 50' |
| Black Gum/Tupelo / <i>Nyssa sylvatica</i> | 50' - 90' |
| Redbay / <i>Persea borbonia</i> | 50' - 60' |
| Slash Pine / <i>Pinus elliotii</i> var. "densa" | 80' - 90' |
| North Florida Slash Pine / <i>Pinus elliotii</i> var. <i>elliotii</i> | 80' - 90' |
| Spruce Pine / <i>Pinus glabra</i> | 80' - 90' |
| Longleaf Pine / <i>Pinus palustris</i> | 80' - 90' |
| Loblolly Pine / <i>Pinus taeda</i> | 80' - 90' |
| Jamaican Dogwood / <i>Piscidia piscipula</i> | 35' - 50' |
| Sycamore / <i>Platanus occidentalis</i> | 90' - 95' |
| Cherry Laurel / <i>Prunus caroliniana</i> | 30' - 40' |
| Laurel Oak / <i>Quercus laurifolia</i> | 60' - 80' |
| Shumard Oak / <i>Quercus shumardii</i> | 90' - 95' |
| Live Oak / <i>Quercus virginiana</i> | 50' - 60' |
| Coastal Plain Willow / <i>Salix caroliniana</i> | 30' - 40' |
| Paradise Tree / <i>Simarouba glauca</i> | 35' - 50' |
| West Indian Mahogany / <i>Swietenia mahagoni</i> | 35' - 60' |
| Bald Cypress / <i>Taxodium distichum</i> | 40' - 90' |
| Florida Basswood/FL Linden / <i>Tilia floridiana</i> | 30' - 70' |
| Winged Elm / <i>Ulmus alata</i> | 65' - 75' |
| Florida Elm / <i>Ulmus americana</i> var. <i>floridana</i> | 45' - 50' |

MEDIUM TREES

20' to 30' in height at maturity
20' setback from powerlines

| <u>Common/Botanical Name</u> | <u>Height</u> |
|--|---------------|
| Serviceberry/Shadbush / <i>Amelanchier arborea</i> | 20' - 30' |
| Pitch Apple / <i>Clusia rosea</i> | 25' - 30' |
| Hop Hornbeam / <i>Carpinus caroliniana</i> | 25' - 30' |
| Redbud / <i>Cercis canadensis</i> | 25' - 30' |
| White Fringe Tree / <i>Chionanthus virginicus</i> | 20' - 25' |
| Pigeon Plum / <i>Coccoloba diversifolia</i> | 25' - 30' |
| Seagrape / <i>Coccoloba uvifera</i> | 20' - 30' |
| Flowering Dogwood / <i>Cornus florida</i> | 25' - 30' |
| East Palatka Holly / <i>Ilex x attennata</i> | 20' - 30' |
| Dahoon Holly / <i>Ilex cassine</i> | 25' - 30' |
| Yaupon Holly / <i>Ilex vomitoria</i> | 25' - 30' |
| Black Ironwood / <i>Krugiodendron ferreum</i> | 20' - 30' |
| Chickasaw Plum / <i>Prunus angustifolia</i> | 20' - 25' |
| Bluejack Oak / <i>Quercus Incana</i> | 20' - 30' |
| Drake Elm / <i>Ulmus parvifolia</i> 'Drake' | 20' - 30' |

SMALL TREES

Less than 20' high at maturity

Can be planted adjacent to power lines.

| <u>Common/Botanical Name</u> | <u>Height</u> |
|---|---------------|
| Sweet Acacia / <i>Acacia farnesiana</i> | 10' - 15' |
| Silver Buttonwood / <i>Conocarpus erectus</i> var. 'sericeus' | 15' - 20' |
| Orange Geiger / <i>Cordia sebestena</i> | 15' - 20' |
| Hawthorn / <i>Crataegus</i> spp. | 15' - 20' |
| Coral Bean / <i>Erythrina</i> spp. | 15' - 20' |
| Stoppers / <i>Eugenia</i> spp. | 15' - 20' |
| Lignum Vitae / <i>Guaiacum sanctum</i> | 15' - 20' |
| Witch Hazel / <i>Hamamelis virginiana</i> | 15' - 20' |
| Flowering Crabapple / <i>Malus</i> spp. | 15' - 20' |
| Wax Myrtle / <i>Myrica cerifera</i> | 15' - 20' |

LARGE PALMS

Greater than 20' at maturity

| <u>Common/Botanical Name</u> | <u>Height</u> | <u>Fron</u> |
|-------------------------------------|---------------|-------------|
| Paurotis/Everglades Palm / | 15' - 25' | 5' |
| Acoelorrhaphe wrightii | | |
| Royal Palm / <i>Roystonea regia</i> | 50' - 70' | 15' |
| Cabbage/Sabal Palm / | | |
| Sabal Palmetto | 45' - 70' | 7' |

SMALL PALMS

Less than 20' height at maturity

| <u>Common/Botanical Name</u> | <u>Height</u> |
|---|---------------|
| Silver Palm / <i>Coccothrinax argentata</i> | 15' - 20' |
| Needle Palm / <i>Rhapidophyllum hystrix</i> | 5' - 10' |
| Dwarf Palmetto / <i>Sabal Minor</i> | 10' - 15' |
| Saw Palmetto / <i>Serenoa repens</i> | 10' - 15' |
| Thatch Palm / <i>Thrinax</i> spp. | 15' - 20' |

Appendix E

Acceptable Businesses

Businesses which could be developed on the Southern Blvd corridor which would not require sewer and water.

Retail

convenience store(w/o gas)
 restaurants (no fast food)
 florist
 video rental
 gourmet food store
 sports equipment
 coin shop
 gift shop
 auto parts
 accessories
 shoe store
 antiques
 music store
 kitchen appliances
 computer sales
 clothing store
 jewelers
 bicycle shop
 book store
 feed store
 hardware store
 bait & tackle
 office supplies
 craft/art supplies

Services

banks
 day care center
 travel agent
 realtor
 fitness center
 accountant
 insurance
 financial services
 title company
 doctor's office
 optometrist
 chiropractic office
 orthopedic clinic
 veterinarian
 tailor
 printer
 copy service
 shoe repair
 photo studio
 dance studio
 family counselor
 lawyer

Other

post office
 business office
 architect
 artist studio
 non profit organization
 newspaper office
 governmental office

Appendix F

Definitions

Access: Means a way to enter or exit a facility or property.

Accessory Building or Structure: A detached subordinate building meeting all property development regulations, the use of which is clearly incidental and related to that of the principal building or use of the land, and which is located on the same lot as that of the principal building or use.

Agriculture: Any lot of land where the principle use consists of the raising of crops, the raising of animals inclusive of apiculture, aquiculture, horses and livestock; the production of animal products such as eggs, honey or dairy products, or the raising of plant material inclusive of a retail or wholesale nursery.

Agricultural Sales & Service: An establishment primarily engaged in the sale or rental of farm tools and small implements, feed and grain, tack, riding attire, animal care products, farm supplies and the like.

Berm: A ledge or shoulder, as along the edge of a paved road.

Buffer, Landscape: See Landscape Buffer.

Buildable Area: The portion of the lot remaining after the setbacks have been provided.

Building: Any structure having a roof supported by columns or walls and intended for the shelter, housing or enclosure of any individual, animal, process, equipment, goods, or materials of any kind or nature.

Building Site: A portion or parcel of land considered as a unit, devoted to a certain use or occupied by a building or group of buildings that are united by a common interest or use and customary accessory buildings and open spaces belonging to the same.

Bungalow: A one story house with a large encircling porch; a house reduced to its simplest form.

Canopy, Tree: The upper portions of trees consisting of limbs, branches, and leave which constitute the upper layer of a forested community.

Code: Code of laws and ordinances of Palm Beach County, Florida, including the Unified Land Development Code (ULDC).

Colonial: A tradition of building in wood that was brought to New England by Puritan Colonists from eastern English colonies. The main features are a steep roofline, decorative overhang, massive central chimney, casement windows, and two story height.

Commercial: made or done primarily for sale or profit.

Community: the people living in the same district, city, etc., under the same laws.

Compatibility: Land uses that are congruous, similar and in harmony with one another because they do not create or foster undesirable health, safety or aesthetic effects arising from direct association of dissimilar, contradictory, incongruous, or discordant activities, including the impacts of intensity of use, traffic, hours of operation, aesthetics, noise, vibration, smoke, hazardous odors, radiation, function and other land use conditions.

Conservation: the official care and protection of natural resources, as forests.

County: Palm Beach County, Florida.

Appendix F

Definitions

Density: The ratio of the number of dwelling units per acre of land.

Developer: Any person, including a governmental agency, undertaking any development.

Development: The carrying out of any building activity or mining operation, the making of any material change in the use or appearance of land, or the dividing of land into two or more parcels.

Development of Regional Impact (DRI): A specific type of development as defined in Sec 380.06, Fla Stat.

Dumpster: A refuse container of one (1) cubic yard or larger.

Ecosystem: An assemblage of living organisms (plants, animals, microorganisms, etc.) and non-living components (soil, water, air, etc.) that functions as a dynamic whole through which organized energy flows.

Enhancement: A human activity which increases one or more natural functions of an existing wetland.

Fence: An artificially constructed barrier of any material or combination of materials erected to enclose or screen areas of land.

Freestanding Sign: A detached sign which shall include any sign supported by uprights or braces placed upon or in or supported by the ground and not attached to any building.

Front Facade: The wall of a building parallel with and facing a frontage line.

Glare: A discomforting condition which occurs when the brightness of a light contrasts with a low brightness background and makes it difficult for the human eye to adjust.

Grassed Parking: That portion of a developments required off-street parking requirement that meets the standards of Sec 7.2 (Off street parking regulations)

Greenway: Multipurpose open space corridors of private and public lands, which may be located within a public right of way, and edge area, a landscape buffer, or an easement, and may contain pedestrian paths, bicycle facilities, jogging paths, equestrian paths and fitness trails. Greenways are employed to provide useable open space close to residential areas, and provide alternative access ways connecting a variety of uses, such as residential areas, parks, school, cultural facilities and employment centers. Greenways also provide aquifer recharge, preserve unique features or historic or archaeological sites, and can link to urban areas.

Ground Cover: Plant material, other than turf grass, which normally reaches a maximum height of not more than eighteen (18) inches.

Hedge: An evenly spaced planting of shrubs to form a compact, dense, visually opaque living barrier or screen.

Home Occupation: A business, profession, occupation or trade conducted within a dwelling unit for gain or support by a resident of the dwelling unit pursuant to the limits of this code.

Human Scale: A structures proportion that relates directly to its use by a person.

Appendix F

Definitions

Illuminated Sign: A sign in which a source of light is used in order to make the message readable and shall include internally and externally lighted signs.

Include: The use of "include" shall not limit a term to the specified examples, but is intended to extend its meaning to all other instances or circumstances of like kind or character.

Incompatibility of Land Uses: The undesirable health and safety effects rising from proximity or direct association of contradictory, incongruous, or discordant land uses or activities, including aesthetics, noise, vibration, smoke, hazardous odors, radiations, and other land use and environmental conditions such as the intensity, character, impact or amount of traffic.

Landscape Barrier: A landscape design feature constructed within a landscape buffer that is intended to channel pedestrian movement and impede vehicular access and to provide an abrupt transition between otherwise incompatible uses. A landscape barrier may consist of living plants (such as a hedge), structures (such as a wall or fence), or changes in grade (such as a berm).

Landscape Buffer: A continuous area of land along the perimeter of a lot or parcel in which existing native vegetation, relocated native vegetation, and landscaping is used to provide a transition between and to reduce the negative environmental, aesthetic, compatibility and other impacts of one use upon another.

Landscaping: Any combination of living plants (such as grass, ground cover, shrubs, vines, hedges, or trees) or nonliving landscape material (such as rocks, pebbles, sand, mulch, walls, fences, or decorative paving materials). Landscaping may include the preservation and incorporation of existing trees, vegetation, or ecosystems into site development.

Landscaping Material: Any of the following or a combination thereof such as, but not limited to: Grass, ground cover, shrubs, vines, hedges, trees or palms; other materials such as rocks, pebbles, sand, but not including paving.

Monument Sign: A freestanding, point of purchase sign, erected on the ground without a visible pole, and placed upon or supported by the ground.

Natural Area: An area identified on an approved site plan containing natural vegetation which will remain undisturbed when the property is fully developed.

Neighborhood: the people living near one another; community.

Non-Residential: A building, structure, or open area which is not used primarily as a private residence or dwelling.

Open Space: Unbuilt land reserved for but not limited to one or more of the following uses: conservation, passive recreation, protection, ornamentation (i.e., scenic corridor), linkage and buffer/development area use and water retention.

Palm: A monocot tree which normally attains an overall height of at least twenty (20) feet.

Park: A tract of land within a municipality or unincorporated area which is (1) kept for ornamental or recreation, and which is open to the public, whether or not the land is publicly owned, or (2) land privately owned which is kept for ornament or recreation purposes and which is limited to surrounding landowners. A playground shall be considered a park.

Appendix F

Definitions

Parking Lot: An off-street, private or public area constructed at grade which is used for temporary parking of automobiles, motorcycles and trucks. Parking lots include access aisles, ramps, maneuvering and all vehicle use areas.

Parking Space: A surfaced or grassed area, enclosed or unenclosed, sufficient in size and approved to store one motor vehicle.

Plastic Sign: Any sign, embellishment or sign area made of flat sheet, corrugated panels, formed or molded plastic on one (1) or more faces.

Porch: An unairconditioned, roofed structure attached to a dwelling unit.

Preserve or Preserve Area: That portion of native vegetation which is required to be set aside from development to be retained in its natural state in perpetuity.

Privacy Fence or Wall: A structural barrier of an opaque quality, constructed such that the privacy of the area to be enclosed is maintained.

Project: a proposal of something to be done; scheme.

Residential Scale: Materials, proportions and massing of structure that is used in traditional housing.

Sandwich Sign: "A" Frame sign; a portable sign which is in the shape of an "A" or some variation thereof that usually has no wheels and no permanent foundation.

Setback: The required minimum horizontal distance between any structure and the related front, side, or rear property lot line or base building line.

Shade Tree: A tree that reaches a minimum height of 15 ft at maturity, provides relief from direct sunlight for at least 6 months each year, and is indicated as a shade tree on the Recommended Tree List.

Shall: Means mandatory.

Shared Parking: The approved use of the same off-street parking spaces for two or more businesses.

Shopping Center: A group of commercial establishments planned, developed, managed and operated as a unit, with off-street parking provided on the property, and related in its location, size and type of shops to the trade area which the unit serves.

Shrub: A self supporting woody perennial plant more than 30 inches in height at maturity, characterized by multiple stems and branches continuous from the base.

Sign, Advertising: A sign representing or directing attention to a business, commodity, service, or entertainment, conducted, sold, or offered.

Storage Area: Any exterior area used for keeping of garbage or trash cans, dumpsters, newspaper containers, oil and bottled gas tanks, swimming pool equipment, air conditions and mechanical appurtenances.

Story, Building: That part of a building between the surface of the floor and the ceiling immediately above. The maximum height shall be 14 ft measured from the finished floor to the finished ceiling. Attics and raised basements shall not be included in calculations of a building story unless they are used for residential or parking purposes.

Temporary Sign: Any sign erected and maintained for a specific length of time.

Appendix F

Definitions

Tree: A woody perennial plant commonly with a single stem and having a minimum diameter at breast height of 3 inches, having more or less a defined crown, that usually grows to at least 13 ft of height at maturity.

Understory: The structural, component of a forest community below the canopy and above the ground layer composed of a complex of woody, fibrous or herbaceous plant species.

Vegetation, Native: A plant species with a geographic distribution indigenous to all or part of the State of Florida. Plant species which have been introduced by man are not native vegetation.

Visual Screen: A physical obstruction used to separate two (2) areas or uses which is at least 75% opaque. Visual screens shall be living plant material, natural or manmade construction material or any combination thereof.

Waste: Discarded material including but not limited to garbage, rubbish, yard trash, litter, non-combustible refuse and industrial wastes.

Watershed: The land area which contributes to the total flow of water entering a receiving stream or water body.

Wetland: Any persistent or intermittent water body or area characterized by the dominance of those submerged or transitional wetland species listed in the Florida Administrative Code, Rule 17-301, or located within or up to 3 miles directly offshore of Palm Beach County. Dominance shall be defined in accordance with Florida Administrative Code Rule 17-301 and shall be determined in the appropriate plant stratum (canopy, subcanopy, or ground cover) as outlined in Florida Administrative Code Rule 17-301.

Wilderness: an uncultivated, uninhabited region; waste; wild.

Appendix G

Materials

EXTERIOR CLADDING:

Stone
 Wood textured concrete horizontal lap siding
 Wood textured concrete simulated board and batten
 Wood horizontal lap siding
 Cedar
 Pine
 PT Pine

Wood Board and Batten
 Textured Concrete Block (No Stucco)
 Brick

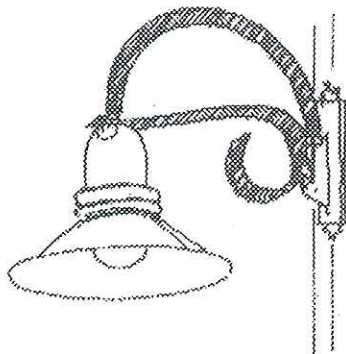
WINDOW AND BUILDING TRIM:

4" or 6" Pine
 4" or 6" Cedar
 4" or 6" PT Pine

ROOF CLADDING:

5V Crimp Sheet Metal
 Corrugated Sheet Metal
 Metal Shingle
 Galvanized Steel
 Copper
 Standing Seam Sheet Metal

OUTSIDE LIGHTING:



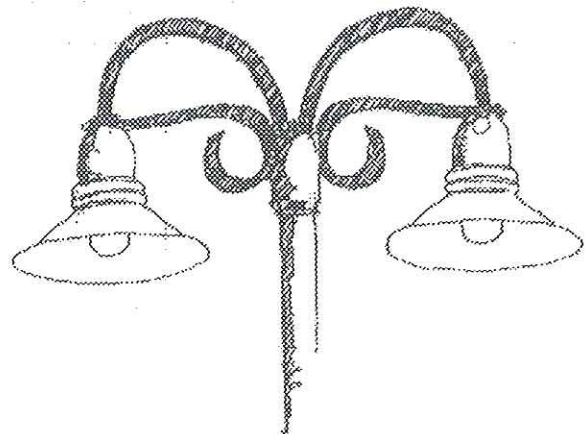
Street Lighting

POSTS OR COLUMNS:

4" x 4", 6" x 6", 8" x 8", 10" x 10", 12" x 12"
 PT Pine
 Pine
 Cedar
 Concrete with simulated
 wood texture.

Porch Railings:

Wooden
 Height of 42"



Street Lighting
 Dual Lamps